# \$649,000 - 202 Shawinigan Way Sw, Calgary

MLS® #A2237338

## \$649,000

3 Bedroom, 3.00 Bathroom, 1,734 sqft Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

\*\*Open houses Saturday July 26th 3-5 PM and Sunday July 27th 2-4 PM\*\* Make yourself at home in this beautifully refreshed 2-storey gem nestled in the heart of family-friendly Shawnessy! With 3 spacious bedrooms, 2.5 updated bathrooms, and an attached double garage, this home effortlessly combines style and function.

You'II love the gorgeous updated kitchen and dining space, perfect for casual family dinners. The inviting living room features modern finishes and warm flooring that flows throughout the main level. Upstairs, the tastefully renovated primary ensuite feels like your own private spa retreat.

Enjoy summer evenings in the landscaped backyard oasis, complete with plenty of space for kids and pets to play or to simply unwind under the stars. An unfinished basement is ready for your personal touch; whether you dream of a rec room, gym, or extra bedrooms.

Ideally located steps to schools, playgrounds, parks, and shopping, this vibrant SW Calgary community has everything a growing family needs.

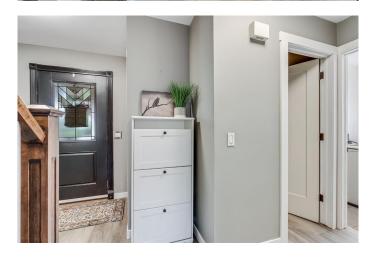
Built in 1990

## **Essential Information**

MLS® # A2237338







Price \$649,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,734

Acres 0.10

Year Built 1990

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 202 Shawinigan Way Sw

Subdivision Shawnessy

City Calgary

County Calgary

Province Alberta

Postal Code T2Y 2W3

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

#### Interior

Interior Features Granite Counters, Kitchen Island, Vinyl Windows

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 12th, 2025

Days on Market 16

Zoning R-CG

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.