

# \$549,000 - 81 Shawinigan Road Sw, Calgary

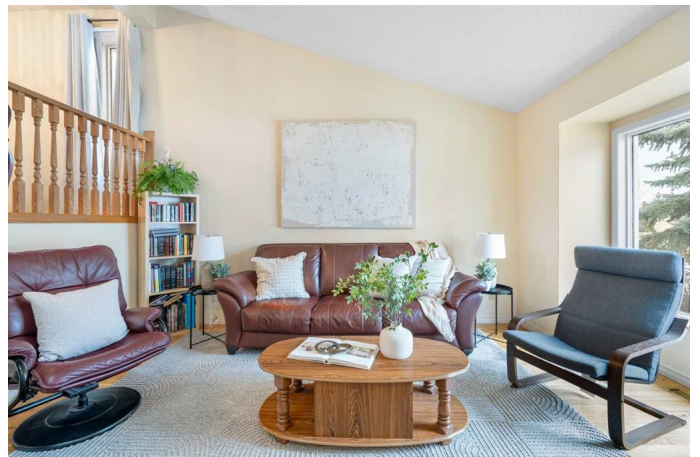
MLS® #A2203418

**\$549,000**

4 Bedroom, 2.00 Bathroom, 1,269 sqft  
Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

Hello, Gorgeous! Welcome to this beautifully maintained 4-bedroom, 2-bathroom bi-level home located in the sought-after community of Shawnessy, Calgary. With 1,269 square feet of main-level living space plus an additional 888 square feet of fully developed basement, this home offers a perfect combination of comfort, functionality, and prime location. Situated on a quiet street just steps from green spaces, walking paths, and multiple playgrounds, this property is ideal for families who value outdoor living and community convenience. The home is within walking distance of tennis courts, a basketball court, a winter skating rink, and the Shawnessy YMCA, offering year-round recreational opportunities. Recent upgrades include a new water heater, dishwasher, updated plumbing under the kitchen sink, and new blinds throughout the upstairs. The spacious basement features a cozy fireplace and ample storage space, perfect for relaxing or hosting gatherings. Outside, enjoy a brand-new backyard deck, perfect for entertaining or quiet mornings. Shawnessy is known for its close proximity to top-rated schools, public transit including C-Train access, and a vibrant shopping district with restaurants, grocery stores, and essential services. This move-in-ready home offers a rare opportunity to live in a well-established, family-friendly neighbourhood with a strong sense of community and convenient urban amenities.



Built in 1990

## Essential Information

MLS® #	A2203418
Price	\$549,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,269
Acres	0.10
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	81 Shawinigan Road Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2N7

## Amenities

Parking Spaces	2
Parking	None, On Street

## Interior

Interior Features	Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Low Flow Plumbing Fixtures
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 18th, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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