

# \$404,900 - 226 Shawinigan Drive Sw, Calgary

MLS® #A2228323

**\$404,900**

3 Bedroom, 2.00 Bathroom, 1,123 sqft

Residential on 0.03 Acres

Shawnessy, Calgary, Alberta

Check out our virtual Tour! \*\*Welcome to this well-maintained townhouse in Shawnessy community SW. LOW CONDO FEE, superb location, close to LRT and very near schools, parks, pathways and shopping area. Total 3 bedrooms, 2 bathrooms, partially finished basement and an attached single garage. Lots of upgrades in recent years, including all stainless-steel appliances, updated kitchen, carpet, paint, doors and blinds. Furnace maintenance in 2023, new deck in 2023, hot water tank (2020). Functional main floor, sunny living room with sliding patio doors leading to the newly built deck, it is perfect for a relaxing summer evening. On the second floor you will find a good sized Primary bedroom, one four piece bathroom and two other bedrooms. Basement is partially finished with a full bathroom, laundry area, and a huge untouched area that is suitable for finishing to your desired style. Great neighborhood with easy access to shopping, community center, and very near to two schools and an extensive park area with pathways. Book your private showing today before it is gone.

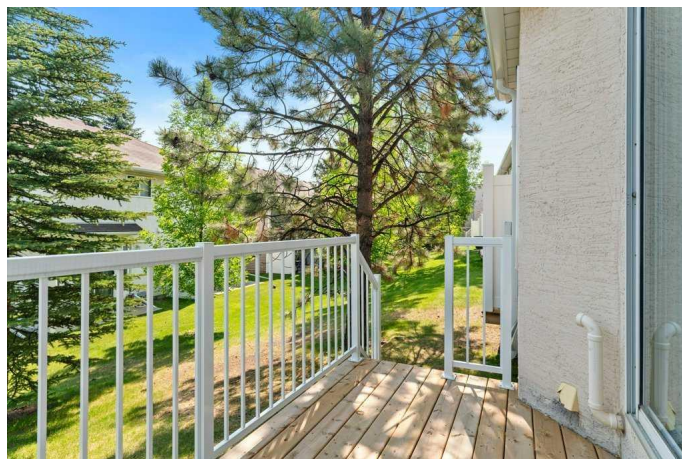
Built in 1993

## Essential Information

MLS® # A2228323

Price \$404,900

Bedrooms 3



Bathrooms	2.00
Full Baths	2
Square Footage	1,123
Acres	0.03
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	226 Shawinigan Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3B4

### **Amenities**

Amenities	Other
Parking Spaces	2
Parking	See Remarks, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partially Finished, Partial

### **Exterior**

Exterior Features	Balcony
Lot Description	Private, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	9
Zoning	M-C1 d75

## Listing Details

Listing Office	RE/MAX Realty Professionals
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