



GRASSROOTS
REALTY GROUP

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226 Shawinigan Drive SW
Calgary, Alberta

MLS # A2237727



\$389,900

Division:	Shawnessy		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,123 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	See Remarks, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Private, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: none

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.