



GRASSROOTS
REALTY GROUP

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244 Shawinigan Drive SW
Calgary, Alberta

MLS # A2251108



\$399,999

Division:	Shawnessy		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,120 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Front Drive, Insulated, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 265
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: Dishwasher, Dryer, Electric Oven, Electric Stove, Refrigerator, Washer, Window Coverings

Welcome to 244 Shawinigan Dr SW! This well-maintained 3-bedroom, 2-bathroom townhouse condo offers exceptional value with low condo fees and a desirable layout featuring two storeys plus a full basement. Enjoy the convenience and privacy of an attached front-drive single garage and the comfort of recent upgrades throughout. Inside, you'll find brand new carpet that has never been lived on, fresh paint including ceilings, and several updated light fixtures that brighten the space. The kitchen is equipped with stainless steel appliances and an in-suite laundry area with two washers and a dryer. Perfectly located, this home is just steps from transit, close to several schools, and backs onto the pathway system, making it ideal for families and active lifestyles. With nearby shopping, dining, and amenities, this is an opportunity you won't want to miss.