



GRASSROOTS
REALTY GROUP

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5 Shawinigan Rise SW Calgary, Alberta

MLS # A2255687



\$575,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,004 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Close to Clubhouse, Garden, Landscaped, O		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, High Ceilings, Jetted Tub, Open Floorplan, Storage		

Inclusions: Garage opener

Welcome to 5 Shawinigan Rise SW fronting green space — a home that truly combines comfort, convenience, and charm in one of Shawnessy's most sought-after locations. Perfectly positioned right across from sprawling green space and tennis courts, this property offers the kind of lifestyle where your morning walks, evening games, and weekend activities are literally at your doorstep. Add to that the easy access to schools, shopping, restaurants, bus routes, and the C-Train, and you've got the best of suburban living with seamless city connections. Step inside and you'll immediately notice the bright, open layout with soaring vaulted ceilings and an abundance of natural light. The main floor offers a spacious living room for relaxing, a functional kitchen complete with stainless steel appliances, and a dedicated dining space that's perfect for family meals or hosting friends. Two well-sized bedrooms and a full bathroom complete this level, making it both comfortable and practical for daily living. Downstairs, the fully finished basement expands your living space in all the right ways. Whether it's movie nights in the large family room warmed by the wood-burning fireplace, soaking in the jetted tub after a long day, or hosting guests in the two additional bedrooms, the lower level delivers comfort and versatility. With full-sized egress windows, the space is bright and inviting all year round. Outside, the backyard is complemented by a newly built, oversized double garage (2022) — a rare and valuable feature that offers plenty of room for vehicles, hobbies, or a workshop. The low-maintenance stucco exterior completes the package with durability and timeless curb appeal. Whether you're a first-time buyer, investor, or simply looking for a family-friendly community to call home, this property checks all the boxes. With green space in

front, schools and amenities close by, and excellent transit access, it's the kind of place where convenience meets lifestyle.