



**GRASSROOTS**  
REALTY GROUP

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**624 Shawinigan Drive SW**  
**Calgary, Alberta**

**MLS # A2274635**



**\$649,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,271 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Enclosed, Garage F		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	Electric, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RCG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to 624 Shawinigan Drive, a stunning fully renovated 4-level split situated on a desirable corner lot, offering 2,382 sq ft of beautifully finished living space where comfort, light, and lifestyle come together. Vaulted ceilings, fresh paint throughout, and a flowing open-concept layout create an immediate sense of openness and warmth, making this home truly move-in ready. At the heart of the home, the brand-new kitchen is designed for connection and everyday living, complemented by luxury vinyl flooring throughout for a refined, modern aesthetic. The inviting family room features a wood-burning fireplace, where you can sip your morning coffee or unwind by the fire while overlooking the private backyard, where cherry trees reward you each summer. Offering 6 well-renovated rooms, this home provides exceptional flexibility for family living, home offices, or creative spaces. The bathroom skylight fills the space with natural light, enhancing everyday comfort. Step into the backyard and be amazed by fruit trees, where leafy summer days, gentle shade, and sweet seasonal harvests create a truly inviting outdoor escape. Enjoy a highly walkable location just steps to Shannon Park, the Shawnessy Outdoor Rink, and Samuel W. Shaw School (Calgary Board of Education). Adding everyday convenience, a pizza spot and a convenience store sit directly across the street &mdash; because sometimes dinner plans and late-night snacks should be this easy. Thoughtfully updated, beautifully finished, and designed for real life, 624 Shawinigan Drive is more than a house &mdash; this is your place to grow, gather, and create beautiful memories together.