



**22 Shawinigan Rise SW  
Calgary, Alberta**

**MLS # A2277714**



**\$609,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Greenbelt, Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, No Animal Home, No Smoking Home, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**MOVE-IN READY & BEAUTIFULLY UPDATED!** Welcome to this freshly painted home in a mature community offering over 2,300 sq ft of fully finished living space with 4 bedrooms and 3 bathrooms, ideally backing directly onto Shawinigan Park with no neighbours behind. Located at 22 Shawinigan Rise SW, this exceptional family home is just a short walk to schools, shopping, and the LRT. Upon entry, you'll appreciate the new paint throughout, gleaming hardwood floors, updated fixtures, and vaulted ceilings in the living and dining areas that create a bright, open space perfect for entertaining. The fully updated kitchen features stainless steel appliances, custom cabinetry, and stone countertops, ideal for the chef in the family. The main floor opens onto a rear deck overlooking the park, complete with a private gate to Shawinigan Park, professional landscaping, and an irrigation system. Upstairs, the spacious primary bedroom includes an updated 4-piece ensuite and built-in closet organizers, along with two additional bedrooms and another full bathroom. The fully developed lower level offers a **HUGE** family room with a tile surround gas fireplace, a fourth bedroom, and a full bathroom, perfect for guests or young adults. Finished 4th level with a rare 200+ sq ft private gym, laundry room with sink and a storage area with racks making this a truly outstanding home in an unbeatable location. Check out Virtual Link for more information.