



GRASSROOTS
REALTY GROUP

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624 Shawinigan Drive SW
Calgary, Alberta

MLS # A2283533



\$649,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,271 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Enclosed, Garage F		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas, Wood
Floors:	Carpet, Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RCG
Utilities:	-

Inclusions: n/a

Welcome to 624 Shawinigan Drive — where every detail has been reimagined and every space invites you to live fully. This fully renovated 4-level split sits proudly on a coveted corner lot, offering 2,382 sq ft of beautifully finished living space designed for connection, comfort, and unforgettable moments. From the soaring vaulted ceilings to the fresh modern finishes, the moment you walk in, you feel it — this is home. Sunlight pours through the open-concept main floor, flowing effortlessly across luxury vinyl flooring and into a brand-new kitchen made for gathering. This is where conversations linger, where laughter fills the air, where everyday meals become cherished rituals. The family room, anchored by a cozy wood-burning fireplace, invites you to slow down. Imagine winter evenings wrapped in warmth, or quiet mornings with coffee in hand, gazing out at your private backyard retreat. Step outside and breathe it in. Enjoy beautifully summer retreats in the backyard with mature fruits from the cherry and plum trees, where leafy branches sway gently and sweet harvests await you each season. Picture warm afternoons under soft shade, fresh-picked cherries in your hands, children playing freely, and golden summer evenings that feel endless. This is not just a yard — it's your sanctuary, your seasonal escape, your gathering place. With 6 beautifully renovated rooms, this home adapts to your life — growing families, inspired workspaces, guest suites, creative studios. A skylit bathroom fills your mornings with natural light, turning everyday routines into moments of serenity. And did I mention the parking? This premium corner lot doesn't just offer space — it offers freedom. In addition to the double front garage, you'll enjoy an abundance of extra parking that only a corner property can provide. Room for multiple

vehicles. Room for guests. Room for celebrations. No squeezing. No circling for street space. Just effortless access, wide-open convenience, and the quiet confidence of knowing your home was designed with abundance in mind. It's the kind of everyday luxury you'll appreciate more than you ever expected. Perfectly located just steps from Shannon Park, the Shawnessy Outdoor Rink, and Samuel W. Shaw School, this home blends community charm with everyday practicality. Even dinner is simple — with a pizza spot and convenience store directly across the street when life calls for ease. Thoughtfully updated. Emotionally inviting. Designed for the life you've been waiting for. 624 Shawinigan Drive isn't just a house — it's where your heart will land and never want to leave.