\$387,499 - 244 Shawinigan Drive Sw, Calgary

MLS® #A2251108

\$387,499

3 Bedroom, 2.00 Bathroom, 1,120 sqft Residential on 0.06 Acres

Shawnessy, Calgary, Alberta

Welcome to 244 Shawinigan Dr SW! This beautifully refreshed 3-bedroom, 2-bathroom townhouse strikes the ideal balance of style and unbeatable value. Enjoy low-maintenance living with condo fees at just \$265/month. Featuring a spacious two-storey layout with a full basement, this home is designed for comfortable everyday living and offers excellent access to amenities, transit, parks, and schools. The attached front-drive garage, additional driveway stall, and ample visitor parking throughout the complex ensure convenience for both you and your guests. Inside, brand-new carpet, freshly painted walls and ceilings, and updated lighting create a bright, welcoming atmosphere. The well-appointed kitchen features stainless steel appliances and a practical pantry, while the dining area opens onto a private deck overlooking the greenspace.

Upstairs, all three bedrooms are thoughtfully arranged for privacy, including a large primary suite with walk-in closet and an oversized linen cabinet for extra storage. The full basement provides valuable flexibilityâ€"perfect for storage today or easily finished into a family room, gym, or creative retreat.

Soaring ceilings in the foyer, a cozy gas fireplace in the living room, and direct access to pathways, parks, and nearby schools complete the package. With low condo fees and a prime location just minutes from the Somerset–Bridlewood LRT, Shawnessy Town Centre, YMCA, Library, and countless







shops and restaurants, this home offers a rare blend of comfort, convenience, and community living.

TRANSIT: Nearest bus stop just 1 min walk (Shawinigan Dr @ Shawbrooke Dr SW), Shawnessy LRT Station only 2.5 km / 4 min drive.

SCHOOLS: Samuel W. Shaw School (Elementary & Jr. High) – 0.4 km / 1 min, Father Doucet School (Elementary) – 0.6 km / 1 min, Monsignor J.J. O'Brien (Jr. High) – 1.6 km / 3 mins, Centennial High School – 2.7 km / 6 mins, Bishop O'Byrne High School – 2.4 km / 5 mins.

PARKS & RECREATION: Shannon Park – 0.8 km / 2 mins, Somerset Park – 1.7 km / 4 mins, Bridlewood Wetlands Park – 1.9 km / 4 mins.

SHOPPING & DINING: Safeway Shawnessy Village â€" 2.1 km / 5 mins, Sobeys Millrise Plaza â€" 2.4 km / 5 mins, Real Canadian Superstore â€" 3.1 km / 6 mins, restaurants & cafés within 2â€"5 mins (Curry Craft, Rockwell Taps, Morning Brunch Co., Good Earth Coffeehouse).

LIFESTYLE & COMMUNITY: Shawnessy YMCA â€" fitness, pool, and programs for all ages, Calgary Public Library â€" Shawnessy Branch â€" minutes away, Landmark Cinemas and Calgary Climbing Centre nearby.

Built in 1993

Essential Information

MLS® # A2251108 Price \$387,499

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,120

Acres 0.06

Year Built 1993

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 244 Shawinigan Drive Sw

Subdivision Shawnessy

City Calgary
County Calgary
Province Alberta

Amenities

Postal Code

Amenities Visitor Parking, Snow Removal

T2Y 3B4

Parking Spaces 2

Parking Driveway, Single Garage Attached, Front Drive, Insulated, Off Street

of Garages 1

Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In

Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window

Coverings, Electric Oven, See Remarks

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Family Room, Mantle, Gas Log

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance, Rain Gutters
Lot Description Low Maintenance Landscape

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 25th, 2025

Days on Market 55

Zoning M-C1 d75

Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.