

# \$564,999 - 112 Shawinigan Way Sw, Calgary

MLS® #A2239969

**\$564,999**

5 Bedroom, 3.00 Bathroom, 1,211 sqft  
Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

ALERT! INVESTORS AND FIRST TIME BUYERS! WITH OVER 2300 SQ FT OF DEVELOPED LIVING SPACE! 5 BEDROOMS + 3 BATHS INCLUDING A 4-PIECE ENSUITE + DOUBLE ATTACHED GARAGE! YOUR DREAM HOME AWAITS YOUR PERSONAL CREATIVE TOUCH! AMAZING LOCATION ON QUIET TREE LINED STREET BACKING ONTO WALKING PATHS, SCHOOLS, PARKS AND WIDE OPEN ATHLETIC FIELDS – perfect for active families. Walk the kids to school in minutes, enjoy year-round recreation at your doorstep, and relax knowing you’ve found a home in one of the area’s most desirable locations.

. The main level boasts VAULTED CEILINGS for a bright, airy feel, a spacious living/dining area, and a kitchen with breakfast nook that opens to A HUGE WEST FACING DECK - PERFECT FOR ENTERTAINING FAMILY AND FRIENDS. 2 GENEROUS SIZED GUEST BEDROOMS + 4 PIECE GUEST BATH + LARGE PRIMARY BEDROOM WITH 4 PIECE ENSUITE complete the main level.

The fully finished lower level is LIGHT-FILLED WITH LARGE WINDOWS + COZY GAS FIREPLACE in the family room, 2 additional bedrooms, another 4-piece bath, and a full-sized newer washer and dryer. MAJOR UPDATES INCLUDE A NEW ROOF (2022) and NEW WINDOWS



THROUGHOUT(Approximately 7 Years ago).

Welcome to Shawnessy, one of Calgary's most vibrant, family friendly communities, offering a wide array of amenities, including the Shawnessy YMCA, the Shawnessy Shopping Centre, and numerous parks and pathways. Residents enjoy convenient access to transit, retail, and dining, plus quick connections to Stoney Trail for incredible city-wide access and a short trek to the mountains.

SOLIDLY BUILT AND BRIMMING WITH POTENTIAL, this home awaits your PERSONAL TOUCH! CREATE YOUR DREAM HOME"ALL IN A LOCATION THAT YOU WILL LOVE FOR YEARS TO COME! DID YOU KNOW THAT LENDERS WILL PROVIDE A PURCHASE PLUS IMPROVEMENTS MORTGAGE TO HELP WITH RENOVATION COSTS!! ASK ME HOW!

Built in 1990

### **Essential Information**

MLS® #	A2239969
Price	\$564,999
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,211
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	112 Shawinigan Way Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2X2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Additional Parking, Front Drive, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Vinyl Windows, Central Vacuum, Laminate Counters, Open Floorplan, Storage, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement, Brick Facing, Family Room, Gas Starter, Mantle, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground
Lot Description	Back Yard, Landscaped, Rectangular Lot, Backs on to Park/Green Space, Greenbelt, No Neighbours Behind, Street Lighting, Treed
Roof	Asphalt
Construction	Brick, Wood Frame, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 12th, 2025
Days on Market	62
Zoning	R-CG

## Listing Details

Listing Office            The Real Estate District

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