

# \$575,000 - 5 Shawinigan Rise Sw, Calgary

MLS® #A2255687

**\$575,000**

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

Welcome to 5 Shawinigan Rise SW fronting green space – a home that truly combines comfort, convenience, and charm in one of Shawnessy’s most sought-after locations.

Perfectly positioned right across from sprawling green space and tennis courts, this property offers the kind of lifestyle where your morning walks, evening games, and weekend activities are literally at your doorstep. Add to that the easy access to schools, shopping, restaurants, bus routes, and the C-Train, and you’ve got the best of suburban living with seamless city connections.

Step inside and you’ll immediately notice the bright, open layout with soaring vaulted ceilings and an abundance of natural light. The main floor offers a spacious living room for relaxing, a functional kitchen complete with stainless steel appliances, and a dedicated dining space that’s perfect for family meals or hosting friends. Two well-sized bedrooms and a full bathroom complete this level, making it both comfortable and practical for daily living.

Downstairs, the fully finished basement expands your living space in all the right ways. Whether it’s movie nights in the large family room warmed by the wood-burning fireplace, soaking in the jetted tub after a long day, or hosting guests in the two additional bedrooms, the lower level delivers comfort and versatility. With full-sized egress windows, the



space is bright and inviting all year round.

Outside, the backyard is complemented by a newly built, oversized double garage (2022) â€” a rare and valuable feature that offers plenty of room for vehicles, hobbies, or a workshop. The low-maintenance stucco exterior completes the package with durability and timeless curb appeal.

Whether youâ€™re a first-time buyer, investor, or simply looking for a family-friendly community to call home, this property checks all the boxes. With green space in front, schools and amenities close by, and excellent transit access, itâ€™s the kind of place where convenience meets lifestyle.

Built in 1988

**Essential Information**

MLS® #	A2255687
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.08
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	5 Shawinigan Rise Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Y 1Z7

### Amenities

Parking Spaces 4  
Parking Double Garage Detached, Oversized  
# of Garages 2

### Interior

Interior Features Chandelier, High Ceilings, Jetted Tub, Open Floorplan, Storage  
Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Garden, Lighting, Playground  
Lot Description Back Lane, Back Yard, City Lot, Garden, Landscaped, Other, Close to Clubhouse  
Roof Asphalt Shingle  
Construction Brick, Concrete, Mixed, Stucco, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed September 11th, 2025  
Days on Market 1  
Zoning R-CG

### Listing Details

Listing Office eXp Realty

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