

202 Shawinigan Way SW
Calgary, Alberta

MLS # A2237338



\$649,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,734 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Front hall shoe rack and kitchen Island

Make yourself at home in this beautifully refreshed 2-storey gem nestled in the heart of family-friendly Shawnessy! With 3 spacious bedrooms, 2.5 updated bathrooms, and an attached double garage, this home effortlessly combines style and function. You'll love the gorgeous updated kitchen and dining space, perfect for casual family dinners. The inviting living room features modern finishes and warm flooring that flows throughout the main level. Upstairs, the tasteful and freshly renovated primary ensuite feels like your own private spa retreat. Enjoy summer evenings in the landscaped backyard oasis, complete with plenty of space for kids and pets to play or to simply unwind under the stars. A partially finished basement is ready for your personal touch; whether you dream of a rec room, gym, or extra bedrooms. Updates include exterior wood staining (2025), LVP (2025), windows, interior doors and blinds (2024), primary ensuite (2024), dishwasher (2023), pergola and ceiling on main floor (2022), dryer (2021), kitchen cabinetry, washer, microwave, hood fan, carpet (2020). The roof was redone in 2015 and the furnace and hot water tank were replaced in 2018. Ideally located steps to schools, playgrounds, parks, and shopping, this vibrant SW Calgary community has everything a growing family needs.