



**294 Shawnessy Drive SW  
Calgary, Alberta**

**MLS # A2305251**



**\$569,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, See Remarks		

**Inclusions:** None

This highly versatile 4-level split offers 2176 sq. ft. of developed living space, featuring 4 bedrooms, 3 bathrooms, and an oversized detached double garage. The main floor showcases an open-concept layout with a bright living room, spacious dining area, and a functional kitchen complete with ample cabinetry and a central island—perfect for everyday living and entertaining. Upstairs, you’ll find a generous primary bedroom with its own private 3-piece ensuite, along with two additional bedrooms and a full 4-piece bathroom. The lower level features a separate entrance to the illegal suite and offers excellent flexibility, including a large family room with a beautiful fireplace, a second kitchen, an additional bedroom, a 3-piece bathroom with laundry area. The fully finished basement provides even more space, perfect for a family room, play area, home office, or a great hangout spot for teens. This space would also make an excellent games room—perfect for a pool table and other entertainment features. With the sink already in place, it’s ideally set up for adding a wet bar. A large crawl space ensures plenty of extra storage. Step outside to enjoy the backyard, complete with a covered deck, patio, RV parking, and convenient alley access to the oversized 20' x 24' detached double garage. This garage is insulated and finished with the painted walls and floor. Located close to schools, parks, pathways, shopping, and public transit, this property offers exceptional value and opportunity for families, first-time buyers, or investors.