



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

34 Shawinigan Lane SW
Calgary, Alberta

MLS # A2323550



\$355,000

Division:	Shawnessy		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,115 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped, Other		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Laminate Counters, Pantry

Water: -

Sewer: -

Condo Fee: \$ 275

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: N/A

Welcome to 34 Shawinigan Lane SW, a spacious 3-bedroom, 1.5-bathroom townhouse located in the established and family-friendly community of Shawnessy. This well-located home offers excellent access to parks, schools, public transit, shopping, restaurants, movie theatres, and other everyday amenities. With the C-Train and major shopping areas nearby, this is a convenient option for first-time buyers, families, or investors. The main level features a bright and functional layout with a generous living area, a well-sized kitchen with ample cabinetry and counter space, and a dining area with access to the sunny back deck. The outdoor space overlooks green space, creating a comfortable setting for relaxing or entertaining. Upstairs, you will find three bedrooms and a full bathroom, providing practical space for family living. The home also includes a finished basement, offering additional flexibility for a recreation room, home office, gym, or storage. A single attached garage adds convenience and extra storage. Located in a desirable southwest Calgary community with strong access to transit and amenities, this townhouse offers a great combination of space, location, and value.