



GRASSROOTS
REALTY GROUP

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124 Shawinigan Way SW
Calgary, Alberta

MLS # A2346020



\$639,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,329 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Fruit Trees/Shrub(s), Lawn, Level, N		

Heating:	Central, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: n/a

Backing onto green space and a school in the heart of established Shawnessy, this beautifully maintained bi-level offers more than 2,500 sq. ft. of developed living space, a flexible floor plan and a location designed for everyday convenience. Set on a quiet street with no homes directly behind, the property connects you to the neighbourhood's extensive walking and biking pathways, while schools, parks, shopping, transit and the Shawnessy LRT station are all nearby. Inside, soaring vaulted ceilings and hardwood floors create a bright, open feel throughout the main living areas. A large bay window fills the living room with natural light, while the adjoining dining room flows into the kitchen and casual nook with direct access to the rear deck. Outside, the established and fully landscaped yard features mature surroundings and a stone patio; an inviting space to relax, entertain or simply enjoy the green space beyond. The main floor offers three bedrooms, convenient laundry and a full bathroom, including a spacious primary bedroom with its own four-piece ensuite and heated tile flooring. Downstairs, the fully finished sunshine level feels anything but like a traditional basement. Large windows bring in plenty of natural light, while a family room with gas fireplace and brick surround creates a comfortable second living space. French doors open to a versatile den/games area, complemented by a fourth bedroom, three-piece bathroom, separate office, two storage rooms and interior access to the double attached garage. With four bedrooms, multiple living and work spaces, a double attached garage and a wonderfully established location, this is a home that offers room to grow without sacrificing connection to the community. Three schools are within walking distance, with nearby pathways, parks, shopping, recreation and LRT access making it easy to enjoy everything this southwest

Calgary neighbourhood has to offer. A well-cared-for home, an exceptionally functional layout and a location that puts so much of daily life within easy reach.