



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

525 Shawinigan Drive SW
Calgary, Alberta

MLS # A2348926

\$575,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,216 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Open house on Sunday, October 18, 1-3pm Spacious, bright, warm & conveniently located; this Shawnessy home is ready for it's next family! There's something special about a home that feels welcoming from the moment you arrive; and this lovingly maintained 4-level split in Shawnessy has got it!! Situated on a corner lot in an established, family-friendly neighbourhood, this home offers the kind of location that makes everyday life a little easier, with schools, a bus stop, parks, and walking paths all close by! When you walk in, you'll be greeted with light flooding the space from every angle. Being on a corner lot, you've got extra windows on the side allowing for extra sunlight throughout the day. Step in to find a warm and inviting living space, a spacious kitchen and dining area perfect for dinners with the whole family! On the lower level is a cozy family room complete with a gas fireplace - just the spot for movie nights, board games, relaxing evenings, and making memories together! And as you continue to explore around; you'll notice the level of care that has gone into maintaining this family home - everything is clean, and in great condition; ready for the next family to just move in, and love it. On the upper level, you have the absolute perfect layout for a growing family - with 3 good sized bedrooms and two full bathrooms, you'll be close to the kids; but not TOO close. Everyone has their own space, and you won't find yourself bumping into each other while the family gets ready in the mornings! And; if you've got a teen who wants even more privacy and space; there is a whole extra (4th) bedroom on the lower level with a bathroom right next to it, for the ultimate set up. With 4 bedrooms total and 2.5 bathrooms, there's room for a growing

family, guests, or even a dedicated home office! Step outside onto your spacious and private corner lot… and you’ll discover a backyard that feels like your own little retreat, with mature trees, plenty of greenery, and a sense of privacy that’s hard to find. Whether you’re enjoying a quiet morning on the deck or watching the kids play in the yard, this is a space you’ll love coming home to! And… There's even more to appreciate, with several important updates already completed, including a new furnace (2025), BRAND NEW washer and dryer (2026), hot water tank (2019), and roof completed in (2016). Complete with an attached double garage and a location close to the amenities that make a neighbourhood feel like home, this is a wonderful opportunity to settle into Shawnessy and make this home your own. Come see all the possibilities waiting for you here!