



GRASSROOTS
REALTY GROUP

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60 Shawinigan Drive SW
Calgary, Alberta

MLS # A2352908

\$600,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,646 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, See Remarks	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Concrete, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions: N/A

Welcome to 60 Shawinigan Drive SW — a lovingly cared for, renovated family home tucked into a private setting in the heart of Shawnessy. Step inside and the main floor opens up, clean, bright and easy to live in, with a cozy fireplace to gather around on cool Calgary evenings. A separate dining room gives you room for holiday dinners — or turn it into the home office you've been wishing for. The renovated kitchen is ready for everyday life, and a 2-piece powder room keeps the main floor practical. An open stairwell leads to three bedrooms up, including a primary retreat with its own 4-piece ensuite, plus a 4-piece main bath. The fully developed basement adds room for movie nights, a gym or guests. One bedroom in basement as well for guests. A double attached garage handles Alberta winters with ease. Everyday life is close by: Shawnessy Shopping Centre, the Shawnessy LRT station, schools, and Fish Creek Provincial Park for weekend walks, with Macleod and Stoney Trail moments away. Vacant and ready for immediate possession — great value in a well-loved community. Come see it for yourself.