

# \$729,900 - 512 Shawinigan Drive Sw, Calgary

MLS® #A2226988

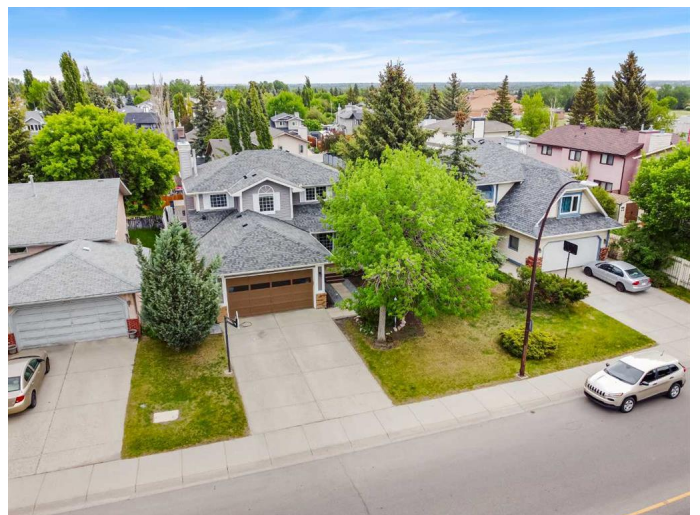
**\$729,900**

4 Bedroom, 4.00 Bathroom, 2,087 sqft

Residential on 0.01 Acres

Shawnessy, Calgary, Alberta

Stunning Family Home! Welcome to this beautifully maintained and recently updated 2-storey with just over 3100 square feet of total living space, a double attached garage with large parking pad in the front, plus an RV / extra parking pad in the rear yard off the alley. The home has just underwent many improvements including a new roof, siding and eaves, stunning Real Hardwood Floors throughout, freshly painted main and upper floors, designer built-ins around the family room fireplace and wainscoting details added thru-out the mainfloor, several kitchen updates including new floors and built-in seating at the kitchen nook, some new windows plus much more! The mainfloor layout is ideal with the kitchen off the back leading to the deck and a front formal dining and living room that offer a perfect blend of comfort, functionality, and style that should be on the cover of a magazine! The Main Floor Laundry and mudroom off the garage complete this well-appointed level. The upper floor has been remodelled to improve it's every day use and will be appreciated by the next family, as now the primary bedroom features a large walk-in closet plus a full ensuite bathroom. There are 2 additional large bedrooms, another updated bathroom and the newly created Home Office offers a great private work space or if your family is growing it will be a perfect nursery. The basement is fully finished with an additional bedroom, full bathroom, plenty of storage and includes an awesome Wet Bar in



the rec room â€“ perfect for entertaining guests and watching the game, plus a Workout Area to stay fit without leaving home. The brand new muti-level deck and privacy wall make the outdoor area a true retreat, including the Hot Tub area for ultimate relaxation after a long day. The new storage shed, gazebo area and beautifully landscaped front and back make this home truly Move-In Ready, and you'll know it was lovingly cared for and is ready for you to enjoy. Located in the desirable community of Shawnessy, this family friendly 4-bedroom home is just steps away from 3 schools, community outdoor rinks, basketball courts, tennis and pickleball courts, shopping, and several parks for your convenience. Factoring in the the great location mixed with a large, functional layout and luxurious features, itâ€™s the perfect place to call home! Book your showing today.... it won't last long!

Built in 1990

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226988    |
| Price          | \$729,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,087       |
| Acres          | 0.01        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

Address 512 Shawinigan Drive Sw

|             |           |
|-------------|-----------|
| Subdivision | Shawnessy |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T2Y2G1    |

### **Amenities**

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                           |
| Parking        | Additional Parking, Double Garage Attached, Front Drive, Off Street, Parking Pad, On Street |
| # of Garages   | 2                                                                                           |

### **Interior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases                                                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                      |
| Cooling           | None                                                                                                            |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Wood Burning                                                                                                    |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full                                                                                                  |

### **Exterior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                        |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                     |
| Construction      | Brick, Vinyl Siding, Wood Frame                                                                                     |
| Foundation        | Poured Concrete                                                                                                     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 10             |
| Zoning         | RCG            |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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