202 Shawinigan Way SW
Calgary, Alberta

MLS # A2237338

$669,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,734 sq.ft.	**Age:**	1990 (35 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Kitchen Island, Vinyl Windows		

Inclusions: Front hall shoe rack and kitchen Island

Make yourself at home in this beautifully refreshed 2-storey gem nestled in the heart of family-friendly Shawnessy! With 3 spacious bedrooms, 2.5 updated bathrooms, and an attached double garage, this home effortlessly combines style and function. You’ll love the gorgeous updated kitchen and dining space, perfect for casual family dinners. The inviting living room features modern finishes and warm flooring that flows throughout the main level. Upstairs, the tastefully renovated primary ensuite feels like your own private spa retreat. Enjoy summer evenings in the landscaped backyard oasis, complete with plenty of space for kids and pets to play or to simply unwind under the stars. An unfinished basement is ready for your personal touch; whether you dream of a rec room, gym, or extra bedrooms. Ideally located steps to schools, playgrounds, parks, and shopping, this vibrant SW Calgary community has everything a growing family needs.