

**226 Shawinigan Drive SW  
Calgary, Alberta**

**MLS # A2237727**



# \$389,900

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	See Remarks, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Private, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 275
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** none

Check out our virtual Tour! \*\*Welcome to this well-maintained townhouse in Shawnessy community SW. LOW CONDO FEE, superb location, close to LRT and very near schools, parks, pathways and shopping area. Total 3 bedrooms, 2 bathrooms, partially finished basement and an attached single garage. Lots of upgrades in recent years, including all stainless-steel appliances, updated kitchen, carpet, paint, doors and blinds. Furnace maintenance in 2023, new deck in 2023, hot water tank (2020). Functional main floor, sunny living room with sliding patio doors leading to the newly built deck, it is perfect for a relaxing summer evening. On the second floor you will find a good sized Primary bedroom, one four piece bathroom and two other bedrooms. Basement is partially finished with a full bathroom, laundry area, and a huge untouched area that is suitable for finishing to your desired style. Great neighborhood with easy access to shopping, community center, and very near to two schools and an extensive park area with pathways. Book your private showing today before it is gone.