

# **\$675,000 - 589 Shawinigan Drive Sw, Calgary**

MLS® #A2241224

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,901 sqft  
Residential on 0.12 Acres

Shawnessy, Calgary, Alberta

I am pleased to be able to offer you this exceptionally maintained home in the fantastic community of Shawnessy that provides Park space, schools, walking paths and great access to shopping and major roads. This is a great place to live. The stucco exterior is complimented by Newer Shingles and Windows giving you carefree maintenance for many years to come. The back yard is an exceptional area with a beautiful Gazebo for your activities and extensive flower beds create a warm, welcoming and relaxing space to enjoy any summer day! Step into the home to be greeted by a spacious foyer and a large bright living/dining room area with vaulted ceilings. Gleaming Hardwood Floors lead you through most of the main floor. A spacious kitchen and breakfast nook make daily activities a dream as you prepare meals with upgraded SS appliances all replaced in the last year! Step down into your family room and treasure the space with a comforting gas Fireplace surrounded by beautiful oak bookcases. The large bright window creates a picture frame of the amazing back yard! Convenience is provided by a main floor laundry room and the den that provides a comfortable workspace just off the back entry. The upper floor provides great family space with 3 bedrooms, and the Large Primary bedroom offers a walk in closet and full 4-piece bath. This former show home offers a great family living experience. With an unfinished basement you still have the chance



to create you own special place. No need to spend a bunch of money as the poly B has all been replaced, the furnace is a newer High Efficiency Model, and the Hot water tank was replaced in 2024. Just move in and enjoy the home.

Built in 1991

**Essential Information**

MLS® #	A2241224
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,901
Acres	0.12
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	589 Shawinigan Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2Y5

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Bookcases, Chandelier, High Ceilings, No Animal Home, No Smoking
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	Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Double Oven
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Gazebo, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 19th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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