\$674,900 - 165 Shawinigan Drive Sw, Calgary

MLS® #A2245353

\$674,900

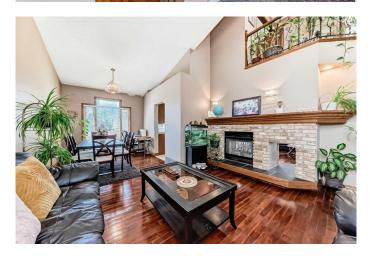
5 Bedroom, 4.00 Bathroom, 1,776 sqft Residential on 0.12 Acres

Shawnessy, Calgary, Alberta

" REDUCED BY \$40,000 TO ACCOMODATE THE CURRENT MARKET" Welcome to this stunning 5 bedroom, 4 bathroom two story "Executive Home", situated on a corner lot in the mature family oriented neighborhood of Shawnessy. As you enter this bright and elegant home you are greeted with 14' vaulted ceilings, tiled entrance, gleaming maple hardwood floors, a spectacular brick faced TWO sided wood burning fireplace (with gas starter) that doubles from living room to family room. The nook style kitchen has stainless appliances, (brand NEW dishwasher) under-mount sinks, granite counter tops along with a large eating area. The very spacious Master suite boasts double entrance doors, a five piece en-suite bath with double doors, a large walk-in closet and for convenience "Upstairs" laundry. The other two bedrooms on the second floor are also generous in size. But you will absolutely fall in love with the "Juliet" balcony open to the lower living area. The basement is fully finished with 2 more generous bedrooms, a four piece bath, a second family room as well as a wet bar/kitchenette. The south facing large deck with aluminum railings and treated wood floor along with the spacious back yard is ready for all your summer entertaining. Over \$40,000 has been spent in the past few years on : New roof, "Fortress' style treated wood fencing along most of the perimeter of the property (including retaining wall), and many NEW vinyl maintenance free double glazed windows.







Located close to schools, shopping centers and other amenities. Don't miss this gem of a home. Book your private viewing today. It won't last!!

Built in 1990

Essential Information

MLS® # A2245353 Price \$674,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,776 Acres 0.12 Year Built 1990

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 165 Shawinigan Drive Sw

Subdivision Shawnessy

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 2W1

Amenities

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Granite Counters, French Door, High Ceilings, Vinyl Windows, No

Animal Home, No Smoking Home, See Remarks, Skylight(s)

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Bar Fridge,

Garburator, Garage Control(s), Washer/Dryer

Heating Forced Air, Fireplace(s)

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Living Room, Wood Burning

Has Basement Yes
Basement Full

Exterior

Exterior Features Garden, Private Yard

Lot Description Back Lane, Back Yard, Corner Lot, Garden

Roof Asphalt

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 11th, 2025

Days on Market 76

Zoning R-CG

Listing Details

Listing Office Diamond Realty & Associates LTD.

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