

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

MLS® #A2245353

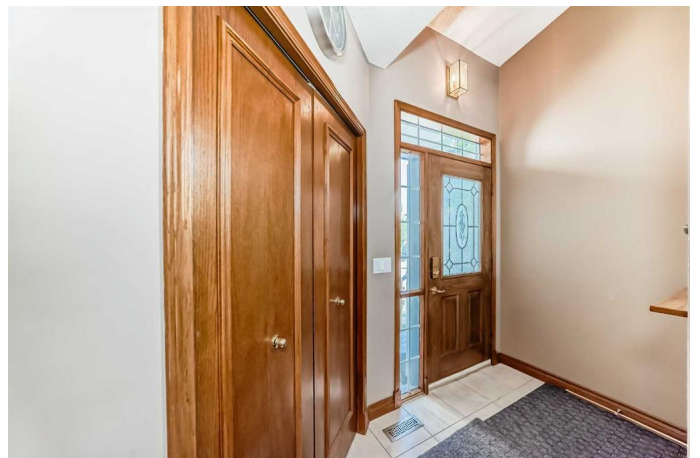
\$674,900

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	French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows, Skylight(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator,

	Bar Fridge, Garburator, 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	Finished, Full

Exterior

Exterior Features	Private Yard, Garden
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	74
Zoning	R-CG

Listing Details

Listing Office	Diamond Realty & Associates LTD.
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.