

# \$625,000 - 513 Shawinigan Drive Sw, Calgary

MLS® #A2206901

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,335 sqft  
Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

Step into timeless elegance with this beautifully designed bi-level home, where warmth and sophistication meet. The inviting living room, centered around a charming gas fireplace, flows seamlessly into the dining area—perfect for intimate dinners or lively gatherings. The classic oak kitchen, with its rich cabinetry and effortless functionality, opens to the private west-facing backyard through patio doors, creating an ideal indoor-outdoor living experience. The main floor boasts two generously sized bedrooms, including a serene primary suite with a 4-piece ensuite, complementing the well-appointed main bath. Downstairs, the fully developed basement offers even more space to enjoy, featuring two additional large bedrooms, another full 4-piece bath, and a sprawling family room with a cozy fireplace—perfect for movie nights or relaxing weekends. Tucked away in a prime location, this home is just minutes from shopping, restaurants, top-rated schools, and the YMCA in Shawnessy. With easy access to both McLeod and Stoney Trail, commuting is effortless. This is more than just a house—it's a place to call home.

Built in 1992

## Essential Information

MLS® #                   A2206901

Price                     \$625,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,335
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	513 Shawinigan Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3A3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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