

\$649,999 - 112 Shawinigan Way Sw, Calgary

MLS® #A2239969

\$649,999

5 Bedroom, 3.00 Bathroom, 1,211 sqft
Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

Live the park life! This beautifully located bi-level sits on a quiet street, backing directly onto parks, walking paths, and wide-open athletic fieldsâ€”perfect for active families. Walk the kids to school in minutes, enjoy year-round recreation at your doorstep, and relax knowing youâ€™ve found a home in one of the areaâ€™s most desirable locations.

With over 2,300 sq. ft. of developed living space, this home offers 5 bedrooms and 3 full baths, including a 4-piece ensuite. The main level boasts vaulted ceilings for a bright, airy feel, a spacious living/dining area, and a kitchen with breakfast nook that opens to a large deck overlooking the green space.

The fully finished lower level is light-filled with large windows, a cozy gas fireplace in the family room, 2 additional bedrooms, another 4-piece bath, and a full-sized newer washer and dryer. Major updates include a new roof (2022) and windows replaced throughout approximately 7 years ago.

Welcome to Shawnessy, one of Calgary's most vibrant, family friendly communities, offering a wide array of amenities, including the Shawnessy YMCA, the Shawnessy Shopping Centre, and numerous parks and pathways. Residents enjoy convenient access to transit, retail, and dining, plus quick connections to Stoney Trail for incredible city-wide access and a short trek to the



mountains.

Solidly built and brimming with potential, this home is ready for your personal touch to create your dream space—all in a location you’ll love for decades to come.

Built in 1990

Essential Information

MLS® #	A2239969
Price	\$649,999
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,211
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	112 Shawinigan Way Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2X2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Additional Parking, Driveway, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Central Vacuum, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Mantle, Raised Hearth, Basement, Family Room, Gas Starter
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Street Lighting, Treed, Backs on to Park/Green Space, Greenbelt
Roof	Asphalt
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District
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