

# \$730,000 - 318 Shawnessy Drive Sw, Calgary

MLS® #A2251661

**\$730,000**

4 Bedroom, 3.00 Bathroom, 1,925 sqft

Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

OPEN HOUSE SATURDAY AUG 30 FROM 10PM TO 1PM AND SUNDAY AUG 31 FROM 12PM TO 2PM. Welcome to this bright and versatile 4-level split in the heart of

Shawnessy, featuring 4 bedrooms and 3 bathrooms. Perfectly situated on a desirable corner lot, this home offers a spacious northwest-facing backyard and the convenience of a double-attached garage. Offering nearly 2,000 sq. ft. of above-grade living space, this home is designed with both comfort and functionality in mind. The main level greets you with a spacious living and dining area filled with natural light, leading into a large kitchen with plenty of cabinetry and direct access to the backyard deck—perfect for summer barbecues and morning coffee. Just a few steps down, a cozy family room features a wood-burning fireplace creating the perfect gathering space for relaxing evenings. This level also includes a versatile flex room that can serve as a home office, den, or even a fourth bedroom, along with a convenient four-piece bath, laundry area, and access to the double garage. Upstairs, you'll find three well-sized bedrooms, including the primary suite with a walk-in closet and private three-piece ensuite, as well as a family bathroom to serve the additional bedrooms. The lower basement level adds even more flexibility with a large open rec room and abundant storage options, making it ideal for a playroom, gym, or media area. Recent updates enhance the home's appeal,



including a new furnace, water softener, refreshed flooring, updated landscaping, updated fence, a few updated windows and the addition of a stone patio for outdoor enjoyment. Surrounded by schools, parks, playgrounds, shopping, restaurants, and the convenience of the nearby LRT, this Shawnessy property offers incredible value with space to grow and opportunities to make it your own.

Built in 1982

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2251661      |
| Price          | \$730,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,925         |
| Acres          | 0.13          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 318 Shawnessy Drive Sw |
| Subdivision | Shawnessy              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y1R2                 |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features                                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace Insert, Forced Air                                                                                  |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Stone, Wood Burning                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | Partial, Unfinished                                                                                           |

## Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Fire Pit, Private Yard                                                                                                               |
| Lot Description   | Back Yard, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Low Maintenance Landscape, Private, Secluded, Treed |
| Roof              | Shingle                                                                                                                                       |
| Construction      | Composite Siding, Stone, Wood Frame                                                                                                           |
| Foundation        | Poured Concrete                                                                                                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 11                |
| Zoning         | Residential       |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.