

\$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	1
Zoning	Residential

Listing Details

Listing Office	CIR Realty
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