14 Shawinigan Lane SW

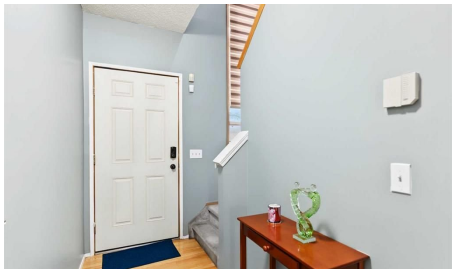
Calgary | Active | MLS® A2358151

$360,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1993**	**1,111.34 sq. ft.**

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Listed by CIR Realty

A closer look

Within Calgary’s desirable Shawnessy community, here's a two-story townhouse nestled within a charming fourplex. Inside, hardwood flooring flows seamlessly across the main level, creating an inviting ambiance, while carpet accents provide warmth throughout the upper level. A primary bedroom and two generously-sized bedrooms grace the upper floor, for restful nights. A full bathroom on the upper level and a half bath on the main level, offer convenient functionality. Laundry is located in the unfinished basement where you would have ample space for future possibilities. A single attached garage and a driveway provide dedicated parking for two vehicles. This home is very accessible to amenities including parks, playgrounds, nearby schools, shopping, nearby train stations and bus stops. Not to mention very quick access to both McLeod and Stoney Trails. The functional layout gives an opportunity to experience comfortable living within a vibrant southwest Calgary neighborhood.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358151
Bedrooms	3
Bathrooms	2
Year Built	1993
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,111.34 sq. ft.
Main Level Finished Area:	506.19 sq. ft.
Upper Level Finished Area:	605.16 sq. ft.

Below Grade Finished Area:	476.96 sq. ft.
Condo Fee:	$275.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	1,736 sq. ft.
Lot Frontage:	22'2"
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	7
Year built:	1993 (Age: 33)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9310925
Heating:	Fireplace(s), Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Parking Pad, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Shawnessy Green
Community:	Shawnessy
Amenities:	Park, Playground, Visitor Parking
Appliances:	Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Call
Main Floor	Dining Room · 9'6" × 8'4" ·
Main Floor	Foyer · 11'4" × 8'3" ·
Main Floor	Kitchen · 12'7" × 11'11" ·
Main Floor	Living Room · 14'6" × 9'8" ·
2nd Floor	Bedroom · 8'8" × 8'6" ·

2nd Floor	Bedroom · 8'8" × 8'3" ·
2nd Floor	Bedroom - Primary · 14'3" × 12' ·
2nd Floor	Walk-In Closet · 6'4" × 6'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/14-shawinigan-lane-sw-calgary-a2358151/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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