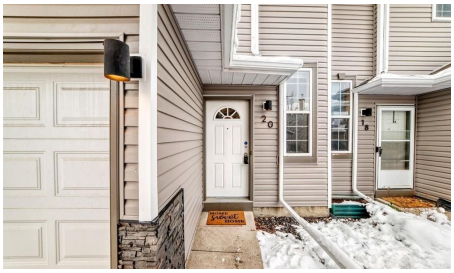
20 Shawinigan Lane SW

Calgary | Active | MLS® A2359762

$359,876









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1993**	**1,116.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Tucked away at the back of Shawnessy Green, this lovingly maintained townhome enjoys a more private spot in a well-managed complex. Recent updates include PEX plumbing throughout (no poly-B), a high-efficiency furnace, stove, dishwasher and hoodfan (all 2026), plus a hot water tank and roof shingles (2024). Walk to Samuel W. Shaw School, a playground, a large playing field and an outdoor rink for winter skating. Shopping, Stoney Trail and Macleod Trail are minutes away. Condo fees an affordable $275.00/month. Love the decor? Purchase this beautiful home before December 31, 2026 and it's all included as a Christmas/Holiday gift to you.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359762
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:	1,116.4 sq. ft.
Main Level Finished Area:	509.7 sq. ft.
Condo Fee:	$275.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash

Lot Area:	2,347 sq. ft.
Lot Frontage:	18'1"
Front Exposure:	Northwest
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls, No One Above, No One Below
Total Rooms Above Grade:	6
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:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	1
Parking:	Concrete Driveway, Driveway, Insulated, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Shawnessy Green
Community:	Shawnessy
Amenities:	Other, Park, Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	All furniture and decor
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 11'1" × 7'1" ·
Main Floor	Dining Room · 7'11" × 7'6" ·
Main Floor	Living Room · 14'6" × 9'9" ·
Main Floor	Entrance · 13'9" × 4'7" ·
2nd Floor	Bedroom · 11' × 8'2" ·
2nd Floor	Bedroom · 11' × 8'8" ·
2nd Floor	Walk-In Closet · 6'5" × 6'5" ·
2nd Floor	Bedroom - Primary · 14'4" × 11'11" ·
Basement	Storage · 9'3" × 3'9" ·
Basement	Furnace/Utility Room · 8'3" × 4'11" ·

Basement	Laundry · 6'11" × 4'11" ·
Basement	Game Room · 16'10" × 7'7" ·
Basement	Flex Space · 9'6" × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows
Exterior Features:	Balcony, Playground, Private Entrance, Storage
Patio And Porch Features:	Patio
Lot Features:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape, No Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Nov 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/20-shawinigan-lane-sw-calgary-a2359762/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.