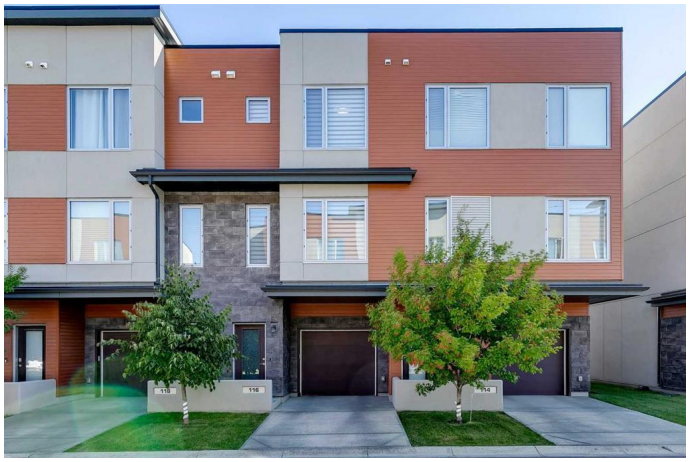
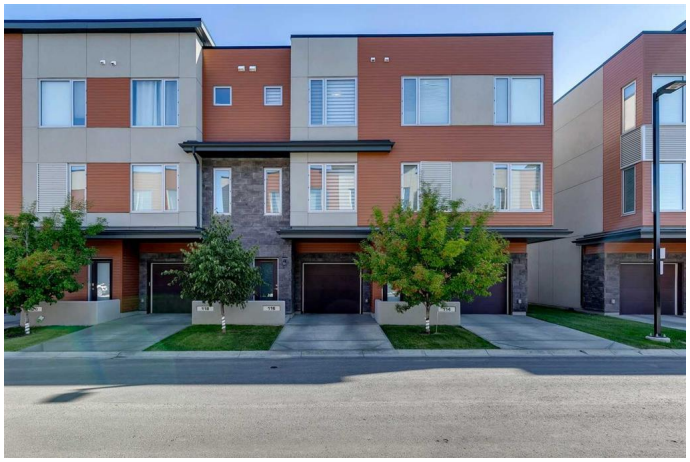
$489,000 - 116 Shawnee Common Sw, Calgary

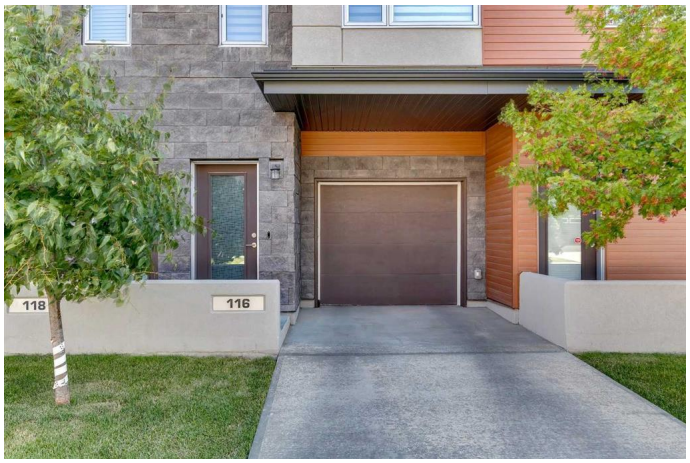
MLS® #A2256387

$489,000
2 Bedroom, 3.00 Bathroom, 1,134 sqft
Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta







Welcome home to this appointed townhouse in coveted Shawnee Slopes. This executive townhouse is in the heart of the development, nestled on a quiet street! You cannot get a better location if you enjoy nature walks as Fish Creek Park is a block away! If ease of transportation is your goal, Fish Creek LRT Station is 5 minutes from your door. Walking distance to parks, tennis courts, Pickle ball courts, shops, and more to open in the fall! Also, there are 3 daycare's within walking distance! Any other amenities you can think of are just a short distance away. This beautifully crafted townhome features clean lines and modern touches throughout. The main level features an open floor plan with a dining area which is naturally lighted by 2 large patio doors leading to a balcony for enjoying your morning coffee. A/C to keep you cool on those hot Calgary days! The kitchen has plenty of cabinets, an island with quartz countertops that could seat 4 comfortably. The upgraded, stainless appliances and a large pantry finish the kitchen. Beyond the kitchen is the living room which is spacious and flooded with light from the front windows, with Levolor banded Shades throughout ($4,000 Dollar Value) On the upper level there are two master suites each with their own ensuites and walk-in closets. This home has luxury vinyl plank flooring on both levels. The laundry is also thoughtfully located on the upper level. Park your 2 vehicles in the tandem garage which is 37.3 feet long with room for visitors to park on

your drive! Call to view this beautiful
townhome with your favourite Realtor today!

Built in 2018

Essential Information

MLS® #	A2256387
Price	$489,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,134
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	116 Shawnee Common Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0P9

Amenities

Amenities	None
Parking Spaces	2
Parking	Additional Parking, Double Garage Attached, Driveway, Tandem
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Crown Molding
Appliances	Central Air Conditioner, Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, Garage Control(s), Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	10
Zoning	DC

Listing Details

Listing Office	eXp Realty

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