

# \$549,900 - 135 Shawnee Common Sw, Calgary

MLS® #A2263974

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,555 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

**\*\*\*PUBLIC OPEN HOUSE SUNDAY**

**NOVEMBER 9TH 12:00 NOON -**

**3:00PM\*\*\***Discover this stunning 2019

townhome in the desirable Fish Creek

Shawnee Park neighbourhood. This two-story,

End-unit residence features an open-concept

design with luxury vinyl plank flooring

throughout all levels, creating a sleek and

modern feel. The bright and spacious layout is

perfect for entertaining, with a convenient

kitchen island, central dining space, and

adjoining living area. Step outside to a large

balcony offering terrific views of green space

and a playground – ideal for outdoor

gatherings.

The upper level boasts a three-bedroom

layout, including a spacious master bedroom

with a walk-in closet and a private three-piece

en suite. A convenient laundry area is also

located on this level. The modern kitchen is

equipped with quartz countertops and

stainless steel appliances, combining style and

functionality.

Additional highlights include central air

conditioning for year-round comfort, and

low-maintenance condominium fees that cover

snow removal, landscaping, and insurance.

The complex is surrounded by established

amenities such as schools, Fish Creek Park,

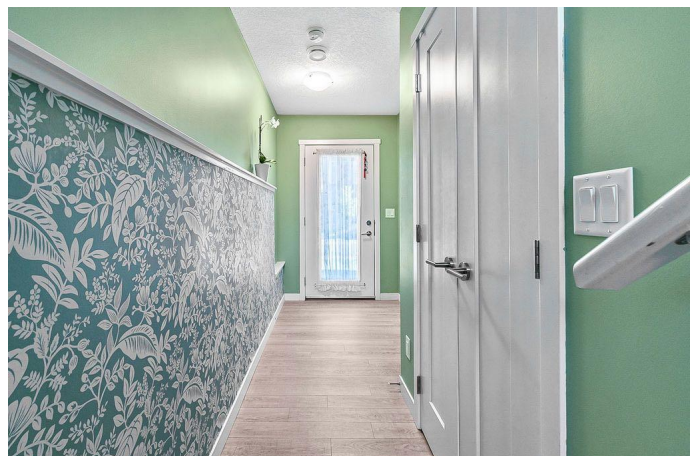
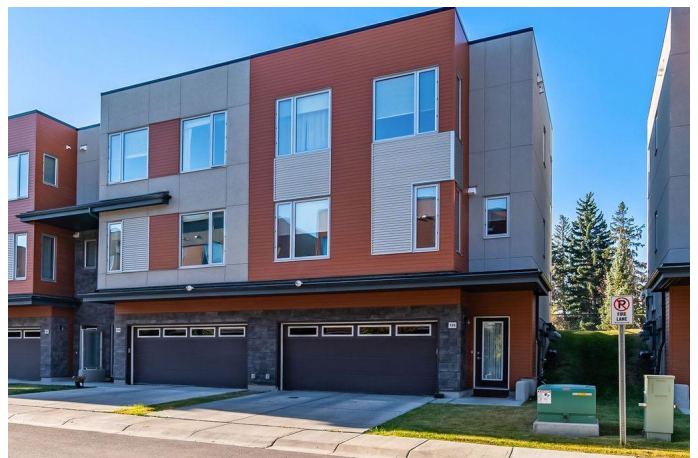
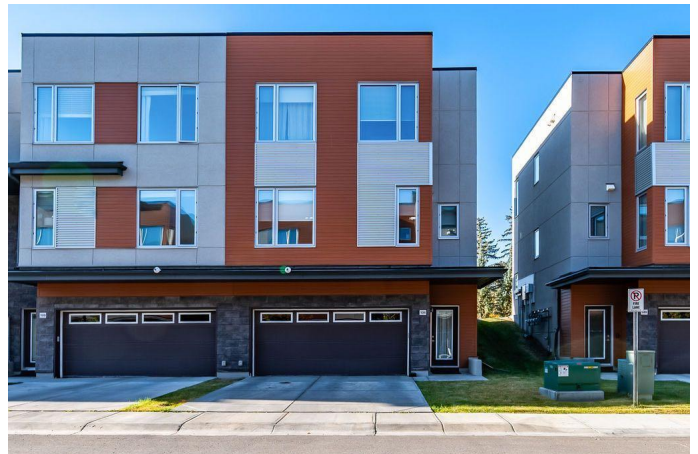
and is just a short walk to Fish Creek LRT

station, making commuting a breeze.

This elegant home offers a perfect balance of

comfort, style, and convenience. Don't

miss your chance to make it yours!



Built in 2019

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2263974               |
| Price          | \$549,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,555                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 135 Shawnee Common Sw |
| Subdivision | Shawnee Slopes        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 0P9               |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Storage          |
| Appliances        | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | Central Air                                       |
| Basement          | None                                              |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Entrance                         |
| Lot Description   | Backs on to Park/Green Space, Landscaped |
| Roof              | Rubber                                   |
| Construction      | Composite Siding, Stucco, Wood Frame     |
| Foundation        | Poured Concrete                          |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 31                 |
| Zoning         | DC                 |
| HOA Fees       | 122                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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