

\$775,000 - 101 Shawnee Rise Sw, Calgary

MLS® #A2239320

\$775,000

2 Bedroom, 3.00 Bathroom, 1,477 sqft

Residential on 0.09 Acres

Shawnee Slopes, Calgary, Alberta

This meticulously maintained walkout bungalow villa is well managed by their HOA and not a condo! Backing directly onto Fish Creek Park, this rare property combines thoughtful upgrades with nature's surroundings. With over 2800 sqft of living space and over \$40,000 of recent upgrades, this one isn't going to last long ! The exterior was mindfully updated in 2024 with Hardie Board siding, three new exterior doors with built-in blinds, complete with deluxe screen doors, all designed to keep your home secure, stylish, and low maintenance. A rubber roof with 50-year warranty (30 years remaining) offers peace of mind for decades to come. Step inside and you'll appreciate the consistent care and tasteful improvements throughout. Stylish LVP flooring, an upgraded gas fireplace, and the kitchen is packed with drawers that make everyday living a joy (yesâ€”even organizing Tupperware). The brand-new LG fridge, induction cooktop, built-in microwave, and wall oven elevate the kitchen to chefâ€™s dream status. The second bedroom has been cleverly transformed into a flexible den with French doorsâ€”perfect for a home office, reading room, or occasional guest space. The primary suite is thoughtfully positioned away from the main living areas and features a renovated ensuite with a walk-in shower (heavy-duty sliding glass doors), and a generous walk-in closet. Natural light floods the home thanks to two skylights and a new solar tube (2023).



Other major updates include, a High-efficiency furnace & humidifier, lower level carpet (2023), A/C & hot water tank (2018). The walkout lower level is bright and functional with a spacious TV room, a large quiet bedroom, a full bathroom, and a versatile flex room, which is currently serving as a combined workout and craft room. There is also a massive walk-in storage closet; perfect for all your seasonal décor. Even the garage was upgraded, featuring a Reznor heater and built-in shelving for your tools and toys. Quiet, cared for, and full of character—this home is a rare find. Properties like this, with direct access to Fish Creek’s endless trails, almost never come to market. Come take a look! and fall in love with easy, elevated living. Don’t forget to check out the full list of updates!

Built in 1986

Essential Information

MLS® #	A2239320
Price	\$775,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.09
Year Built	1986
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	101 Shawnee Rise Sw
Subdivision	Shawnee Slopes

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y2S1

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), French Door, Skylight(s), Solar Tube(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Disposal, Garburator, Induction Cooktop
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, No Neighbours Behind, Underground Sprinklers
Roof	Rubber
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	R-CG

HOA Fees	200
HOA Fees Freq.	MON

Listing Details

Listing Office	CIR Realty
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