

# \$560,000 - 93 Shawnee Common Sw, Calgary

MLS® #A2240445

**\$560,000**

3 Bedroom, 3.00 Bathroom, 1,655 sqft  
Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

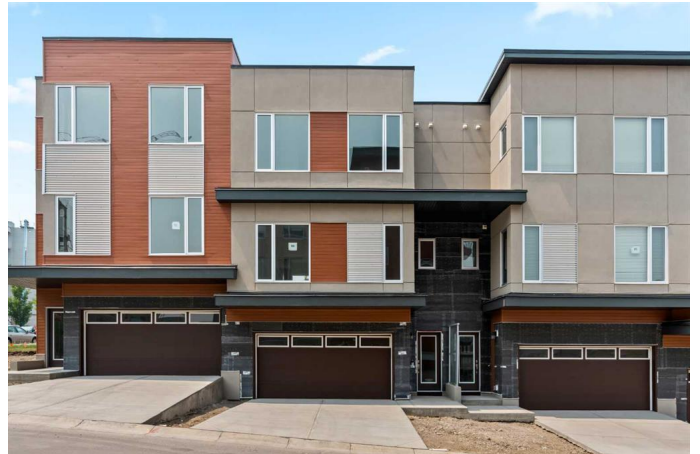
Enter into style and comfort with this brand new, never-lived-in townhome in the highly sought-after community of Shawnee Slopes, SW Calgary—perfectly positioned backing onto a park and lush greenspace for added privacy and tranquility.

Offering over 1,600 sq ft of bright and functional living space, this 3-bedroom, 2.5-bathroom home was thoughtfully designed for modern families and professionals alike. Built in 2025 and move-in ready, it features a clean, contemporary design with light wisp white cabinetry, white quartz countertops, stainless steel appliances, and durable LVP flooring throughout the main level.

The open-concept main floor connects the kitchen, dining, and living areas seamlessly—ideal for entertaining or relaxing evenings at home. Step outside to your private west-facing balcony overlooking the park and playground, complete with a gas line for BBQing and enjoying those beautiful summer nights. Bonus: A/C rough-in is already included!

Upstairs, you'll find three spacious bedrooms, convenient upper-floor laundry, and an attached double side-by-side garage—providing ample space, storage, and year-round comfort.

Situated minutes from the CTrain, major



roadways, shopping, Fish Creek Park, and some of Calgary’s top local dining, this pet-friendly townhome offers the perfect blend of urban convenience and peaceful suburban living. Book your showing today!

Built in 2025

**Essential Information**

MLS® #	A2240445
Price	\$560,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,655
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	93 Shawnee Common Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0P9

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,
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	Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Membrane
Construction	Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	DC

## Listing Details

Listing Office	The Real Estate District
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