\$479,000 - 116 Shawnee Common Sw, Calgary

MLS® #A2256387

\$479,000

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

Shawnee Slopes, Calgary, Alberta

Priced Reduced!* 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 \$479,000

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, Crown Molding, Granite Counters, Kitchen Island, No

Animal Home, No Smoking Home, Storage

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 50 Zoning DC

Listing Details

Listing Office eXp Realty

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