

# \$575,000 - 135 Shawnee Common Sw, Calgary

MLS® #A2263974

**\$575,000**

3 Bedroom, 3.00 Bathroom, 1,555 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

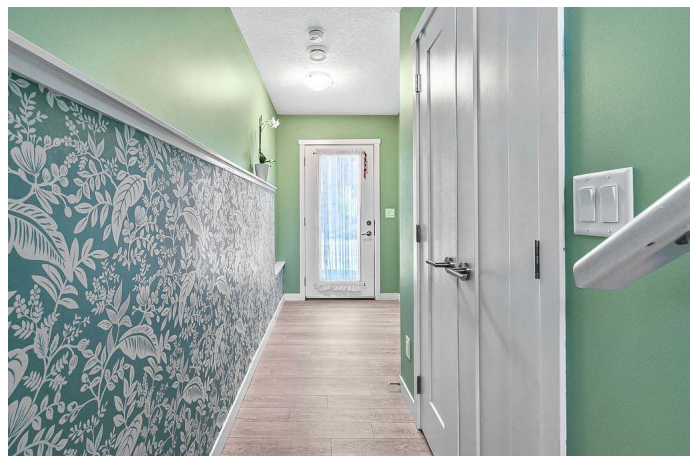
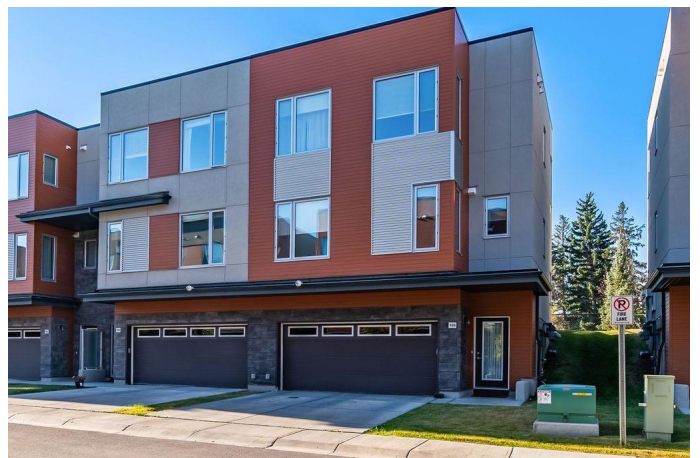
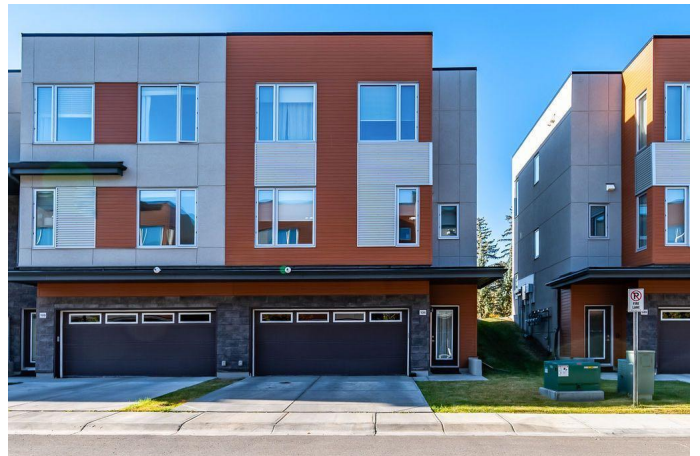
Discover this stunning 2019 townhome in the desirable Fish Creek Shawnee Park neighborhood. This two-story, End-unit residence features an open-concept design with luxury vinyl plank flooring throughout all levels, creating a sleek and modern feel. The bright and spacious layout is perfect for entertaining, 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          | \$575,000              |
| 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 | 23                 |
| Zoning         | DC                 |
| HOA Fees       | 122                |
| HOA Fees Freq. | ANN                |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.