

\$570,000 - 91 Shawnee Common Sw, Calgary

MLS® #A2234253

\$570,000

3 Bedroom, 3.00 Bathroom, 1,438 sqft
Residential on 0.00 Acres

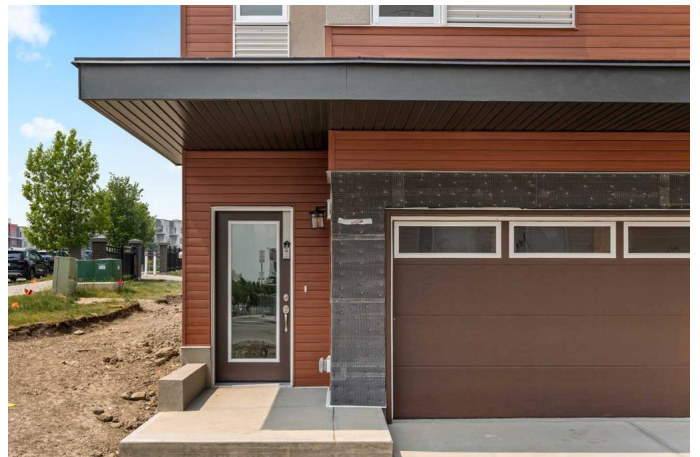
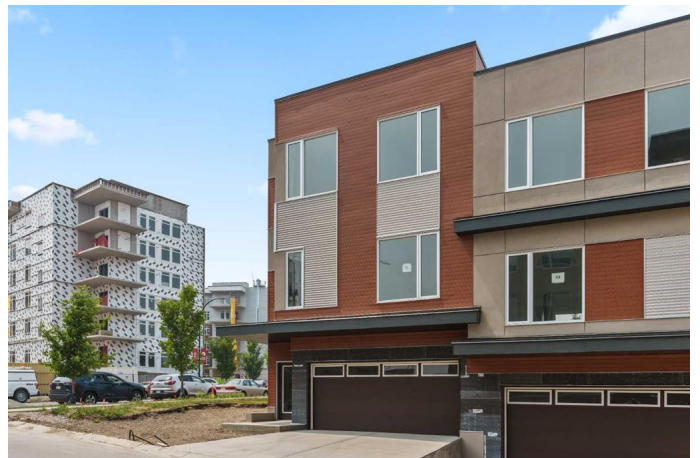
Shawnee Slopes, Calgary, Alberta

Step into style and comfort with this brand new, never-lived-in corner townhome located in the sought-after community of Shawnee Slopes in SW Calgary. Offering over 1,400 sq ft of bright, functional living space, this 3-bedroom, 2.5-bathroom home was thoughtfully designed with families and professionals in mind.

Built in 2025 and ready for immediate possession, this townhome showcases a fresh, modern aesthetic—complete with light wisp white cabinetry, white quartz countertops, stainless steel appliances, and durable LVP flooring throughout the main level. The open-concept layout seamlessly connects the kitchen, dining, and living areas, making it perfect for hosting friends or enjoying cozy nights in.

Enjoy warm summer evenings on your private west-facing balcony overlooking greenspace and a playground—fully equipped with a gas line for easy BBQing. PLUS, A/C Rough-in included. Upstairs, you’ll find three generously sized bedrooms, upper-floor laundry, and an attached double side-by-side garage offering convenience, storage, and protection from the elements.

Located just minutes from the CTrain, major roadways, shopping, Fish Creek Park, and some of Calgary’s best local dining spots, this pet-friendly home blends urban access



with suburban tranquility. Low-maintenance, stylish, and priced under market value, this is a rare assignment opportunity you donâ€™t want to miss.

Contact Sandy Tang today for full details and a private tour.

Built in 2025

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2234253 |
| Price | \$570,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,438 |
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 91 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, Quartz Counters |
| 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, Corner Lot |
| Roof | Membrane |
| Construction | Metal Siding, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 26th, 2025 |
| Days on Market | 6 |
| Zoning | DC |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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