

# \$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, |
|-------------------|------------------------------------------------------------------|

|            |                                                                             |
|------------|-----------------------------------------------------------------------------|
|            | 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      | Metal Siding, Stucco, Wood Frame                   |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 41              |
| Zoning         | DC              |

## Listing Details

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

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