

93 Shawnee Common SW  
Calgary, Alberta

MLS # A2240445



**\$560,000**

|                  |                                                    |               |                  |
|------------------|----------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Shawnee Slopes                                     |               |                  |
| <b>Type:</b>     | Residential/Four Plex                              |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                 |               |                  |
| <b>Size:</b>     | 1,655 sq.ft.                                       | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                             |               |                  |
| <b>Lot Size:</b> | -                                                  |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, No Neighbours Behind |               |                  |

|                    |                                                                                                     |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                 | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Membrane                                                                                            | <b>Condo Fee:</b> | \$ 421 |
| <b>Basement:</b>   | None                                                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Metal Siding , Stucco, Wood Frame                                                                   | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | N/A                                                                                                 |                   |        |

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!