1030 Shawnee Road SW

Calgary | Active | MLS® A2343262

$664,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1988**	**1,532.3 sq. ft.**

Your next move starts with a conversation.

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Listed by TREC The Real Estate Company

A closer look

WOW.. Look at this NEW PRICE !! .. Move in before Christmas .. Come experience the warmth, space and timeless character of this exceptional Shawnee Slopes villa. Welcome to this beautifully maintained 1,523 sq. ft. duplex style bungalow. This is NOT a Condo. With approximately 2,270 sq. ft. of developed living space, plus additional storage and mechanical areas, this spacious three-bedroom, three-bathroom home offers the comfort and room to live the way you want. From the moment you step inside, there is an unmistakable sense of warmth and quality. Vaulted ceilings combine with beautiful hardwood flooring to create an atmosphere that feels both elegant & welcoming. There is something special about the character of real wood. The natural grain, texture and warmth of hardwood bring an organic quality to a home that simply makes a space feel more comfortable and inviting. The spacious living room centres around an impressive Tyndall stone gas fireplace, creating the perfect gathering place for quiet evenings, family time or entertaining friends. The bright, open kitchen features beautiful oak cabinetry, granite countertops and abundant storage, with convenient pull-out shelving making everyday access easier. The natural character of the oak cabinetry gives the kitchen a warm, classic feel, away from today's whites and greys. Adjacent to the kitchen, the dinette provides easy access to your main-level deck - perfect for the BBQ, morning coffee or summer entertaining. The generous formal dining room offers plenty of room for your dining furniture - and yes, there is even room for that cherished China cabinet! Your main-floor primary bedroom is a true retreat, with plenty of room for a king-sized bed and a luxurious five-piece ensuite. A second main-floor bedroom provides excellent flexibility for guests, family or additional living space. A bright office/den near the front entrance makes working from home convenient and comfortable. Downstairs, the fully developed walkout level dramatically expands your living space. You’ll find a massive family room, a large third bedroom, a three-piece bathroom and generous utility/storage areas. Whether you envision a home theatre, games room, exercise area, hobby space, workshop or simply want room for all the things life brings - there’s plenty of it here. Comfort is built in, with two high-efficiency furnaces - one serving each level - allowing for excellent heating control throughout the home. Central air conditioning keeps things comfortable during Calgary’s warmer summer months. The lower walkout opens to a covered patio, creating another peaceful outdoor space to relax and enjoy the mature surroundings. A finished and heated double attached garage provides year-round convenience. Small HOA fees ensure for regular grass cutting & snow removal. So much to offer at this price. Move in ready... Built to last.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343262
Bedrooms	3
Bathrooms	3
Year Built	1988
Property Type:	Residential

Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow-Villa
Total Living Area:	1,532.3 sq. ft.
Main Level Finished Area:	1,532.3 sq. ft.
Below Grade Finished Area:	738 sq. ft.
HOA Fee Frequency:	Monthly
Lot Area:	5,123 sq. ft.
Lot Frontage:	39'2"
Front Exposure:	West
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	1988 (Age: 38)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	8711457

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Cork, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Raised Hearth, Stone
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Heated Garage, Insulated, Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level, Sink
HOA Fee:	$160.00
City Quadrant:	Southwest
Community:	Shawnee Slopes
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	none
Restrictions:	Architectural Guidelines
Main Floor	Kitchen With Eating Area · 11'3" × 9'11" ·

Main Floor	Dinette · 9'11" × 9'5" ·
Main Floor	Dining Room · 11'1" × 10'4" ·
Main Floor	Living Room · 19'3" × 12'8" ·
Main Floor	Office · 10'9" × 9'11" ·
Main Floor	Bedroom · 11'5" × 10' ·
Main Floor	Bedroom - Primary · 15'10" × 10'8" ·
Main Floor	Laundry · 13'8" × 5'9" ·
Main Floor	Entrance · 5'4" × 4'3" ·
Main Floor	Balcony · 14'9" × 10' ·
Basement	Family Room · 22'1" × 19'11" ·
Basement	Bedroom · 16'1" × 10'9" ·
Basement	Furnace/Utility Room · 33'3" × 28'1" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Landscaped, Low Maintenance Landscape, No Back Lane
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Sep 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1030-shawnee-road-sw-calgary-a2343262/

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