109 Shawnee Rise SW

Calgary | Active | MLS® A2346812

$710,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1987**	**1,484.97 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by KIC Realty

A closer look

BACKING DIRECTLY ONTO FISH CREEK PARK | BUNGALOW VILLA | DOUBLE ATTACHED GARAGE | TWO BEDROOMS ON THE MAIN FLOOR!

Location, lifestyle and incredible potential come together in this spacious bungalow villa in the desirable community of Shawnee Slopes. Backing directly onto the natural beauty of Fish Creek Provincial Park, this home offers a rare opportunity to enjoy a peaceful setting while creating a space that truly reflects your own style. With approximately 1,485 sq. ft. above grade, a fully developed lower level and a DOUBLE ATTACHED GARAGE, there is plenty of room to downsize without compromising on space. Step inside and discover a well-designed floor plan with a spacious living room featuring a cozy fireplace, a generous dining area for hosting family and friends, and a kitchen with an adjoining breakfast nook. The rear deck provides the perfect place to enjoy your morning coffee, take in the natural surroundings or simply relax after a busy day. The main floor features TWO BEDROOMS, including a spacious primary retreat with a walk-in closet and private ensuite. A second bedroom, full bathroom and convenient main floor laundry make this layout especially appealing for those looking to enjoy the ease of bungalow living. Downstairs, the fully developed lower level offers even more room to spread out, with a huge recreation room, second fireplace, third bedroom, full bathroom and plenty of storage. Whether you need space for visiting family, hobbies, entertaining or a home office, this level provides flexibility for whatever life brings. Bring your decorating ideas and imagine the possibilities of transforming this well-laid-out villa into something truly special. And let's talk about the LOCATION! With Fish Creek Park right outside your back door, you can enjoy walking paths, cycling, nature and beautiful scenery without ever having to get in the car. Shopping, transit, restaurants and everyday amenities are all within easy reach. If you've been looking for a bungalow villa with a fantastic location, a functional floor plan and the opportunity to make it your own, this could be the one you've been waiting for. WELCOME TO SHAWNEE SLOPES!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346812
Bedrooms	3
Bathrooms	3
Year Built	1987
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
Total Living Area:	1,484.97 sq. ft.
HOA Fee Frequency:	Monthly
Lot Area:	4,090 sq. ft.
Lot Frontage:	39'4¾"
Front Exposure:	South
Entry Level:	0
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1987 (Age: 39)
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:	8611210
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed

Structure Type:	Duplex
Roof:	Cedar Shake
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$200.00
City Quadrant:	Southwest
Community:	Shawnee Slopes
Amenities:	None
Appliances:	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Window Coverings
Inclusions:	NA
Restrictions:	See Remarks
Main Floor	Breakfast Nook · 10'7" × 10'1" ·
Main Floor	Kitchen · 10'7" × 9'5" ·
Main Floor	Kitchen · 20'3" × 12'10" ·
Main Floor	Dining Room · 10'4" × 10'4" ·
Main Floor	Bedroom · 15'9" × 11'1" ·
Main Floor	Bedroom - Primary · 15'9" × 14'11" ·

Basement	Game Room · 22'4" × 20'2" ·
Basement	Bedroom · 15'9" × 12' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features
Exterior Features:	None
Patio And Porch Features:	Deck, Patio
Lot Features:	Backs on to Park/Green Space, Conservation, Many Trees, No Neighbours Behind, See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/109-shawnee-rise-sw-calgary-a2346812/

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