111 Shawnee Common SW

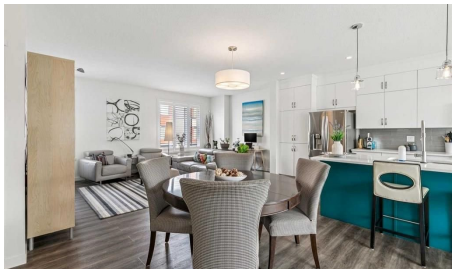
Calgary | Active | MLS® A2340678

$559,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2020**	**1,562.74 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

It’s the setting that sets this home apart: a bright corner unit with southwest exposure, green space behind, and Fish Creek Park just a short walk away. Inside, the home is equally inviting, with a neutral, tasteful palette, low-maintenance flooring and 9’ ceilings creating a fresh, contemporary feel. The main level brings the kitchen, dining and living spaces together in one open, airy layout that feels spacious and easy to live in. The two-toned kitchen adds just the right amount of personality, while quartz countertops, abundant lighting, pantry storage and cabinetry extending to the ceiling keep the space polished and practical. The kitchen opens directly to a southwest-facing patio overlooking the green space, an ideal spot for morning coffee, summer dinners or simply relaxing outdoors. A generous living room with plenty of windows takes full advantage of the corner-unit setting and natural light, while the powder room is discreetly tucked away. Upstairs, the primary bedroom offers a walk-in closet and a contemporary ensuite with dual sinks. Two additional bedrooms provide plenty of flexibility for children, guests or a dedicated home office, with another full bathroom and convenient second-floor laundry completing the level. Air-conditioning adds comfort through the warmer months. Downstairs, the double under-drive garage is heated and provides secure parking, with a private driveway for additional vehicles, plus useful storage and a utility room. The location makes everyday life especially easy. Fish Creek Park is close enough to become part of your routine, whether that means walking the dog, cycling the pathways or getting outside for a weekend stroll. Macleod Trail is nearby for groceries, restaurants, shopping and services, while the C-Train is within walking distance for an easy commute around the city. A great fit for a professional couple, young family, single parent, empty nester or anyone looking for a stylish, low-maintenance home with nature close by and everything else within easy reach.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340678
Bedrooms	3
Bathrooms	3
Year Built	2020
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,562.74 sq. ft.
Main Level Finished Area:	763.87 sq. ft.
Upper Level Finished Area:	798.87 sq. ft.
Condo Fee:	$425.52
Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
HOA Fee Frequency:	Annually
Front Exposure:	Northeast
Unit Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	End Unit
Total Rooms Above Grade:	6
Year built:	2020 (Age: 6)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1910673
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Composite Siding, Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Heated Garage, Insulated
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
HOA Fee:	$122.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Shawnee Slopes
Amenities:	Park, Snow Removal, Visitor Parking
Appliances:	Central Air Conditioner, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Underground Utility Right of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 18'10" × 11'9" ·

Main Floor	Dining Room · 11'3" × 10' ·
Main Floor	Kitchen · 18'10" × 9'1" ·
Upper Level	Laundry · 5'8" × 3'3" ·
Upper Level	Bedroom - Primary · 12' × 11'2" ·
Upper Level	Walk-In Closet · 6'11" × 5'5" ·
Upper Level	Bedroom · 10'5" × 9'1" ·
Upper Level	Bedroom · 10' × 9'4" ·
Lower Level	Foyer · 12'2" × 4'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Lighting, Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space, Landscaped, Many Trees
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	Aug 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/111-shawnee-common-sw-calgary-a2340678/

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