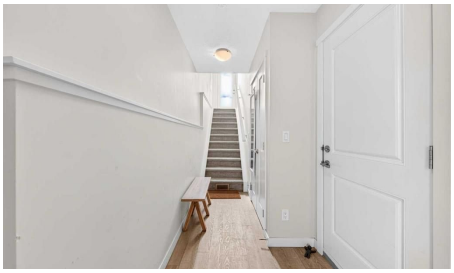
145 Shawnee Common SW

Calgary | Active | MLS® A2349577

$556,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2019**	**1,539.55 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Landan Real Estate

A closer look

Three bedrooms, a double attached garage and green space behind you-this Shawnee Slopes townhome has plenty to offer. The south-facing rear exposure overlooks a natural green space and playground, with no neighbours directly behind. Inside, large windows bring natural light into the main floor, where laminate flooring runs through the spacious living and dining areas. There’s room for a full dining set, and the kitchen features a centre island, quartz countertops, raised cabinetry and upgraded stainless steel appliances. All three bedrooms are upstairs, including the primary bedroom with its own ensuite and walk-in closet. Laundry is on the same level, so there’s no carrying baskets up and down the stairs. Central air conditioning is a welcome bonus during the summer. Fish Creek Park is just steps away, and you’re close to the CTrain, schools, and the shops and restaurants in Shawnessy. Easy access to Macleod Trail and Stoney Trail keeps the rest of the city within reach.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349577
Bedrooms	3
Bathrooms	3
Year Built	2019
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:	1,539.55 sq. ft.
Condo Fee:	$425.52
Condo Fee Includes:	Insurance, Professional Management, Reserve Fund Contributions, Snow Removal

Front Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2019 (Age: 7)
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:	1911839
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2

Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Shawnee Slopes
Amenities:	Playground
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Foyer · 13'10" × 4'10" ·
2nd Floor	Dining Room · 11'4" × 8'5" ·
2nd Floor	Kitchen · 24'4" × 19'2" ·
2nd Floor	Living Room · 11'4" × 10'4" ·
3rd Floor	Bedroom · 13' × 9'1" ·
3rd Floor	Bedroom · 13' × 9'6" ·
3rd Floor	Bedroom - Primary · 12' × 11'3" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island
Exterior Features:	Playground
Patio And Porch Features:	Balcony(s)

Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/145-shawnee-common-sw-calgary-a2349577/

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