

# \$999,900 - 636 Shawnee Terrace Sw, Calgary

MLS® #A2233301

**\$999,900**

3 Bedroom, 3.00 Bathroom, 1,499 sqft

Residential on 0.10 Acres

Shawnee Slopes, Calgary, Alberta

Brand-new bungalow villa with 2,361 sq. ft. of thoughtfully designed living space, includes a developed basement with rec room, bedroom, and bath. A farmhouse-inspired exterior features Hardie board siding and black windows. The open-concept layout features hardwood and tile flooring. The kitchen includes Nimbus-stained cabinetry with black accents, quartz countertops, upgraded Samsung stainless steel appliances, including a gas range and chimney hood fan and large island. Designed for functionality, the foyer connects to the mudroom and laundry, leading to the kitchen via a walk-thru pantry. A 2nd bedroom and bathroom add versatility to the main floor. The rear primary bedroom, with large windows, has access to a covered deck, large ensuite featuring a freestanding soaker tub, tiled shower, and dual sinks that flow into an expansive walk-in closet. The home offers low-maintenance living with full-yard landscaping, irrigation, rear patio, and carefully placed trees. Built by Cardel Homes

Built in 2025

## Essential Information

MLS® #	A2233301
Price	\$999,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	1,499
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	636 Shawnee Terrace Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0T5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle

Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	10
Zoning	TBD
HOA Fees	100
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Bode Platform Inc.
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