

\$560,000 - 93 Shawnee Common Sw, Calgary

MLS® #A2240445

\$560,000

3 Bedroom, 3.00 Bathroom, 1,655 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

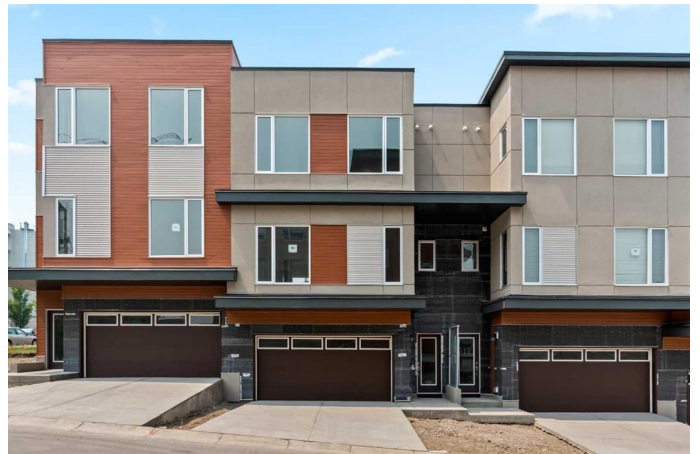
Enter into style and comfort with this brand new, never-lived-in townhome in the highly sought-after community of Shawnee Slopes, SW Calgary—perfectly positioned backing onto a park and lush greenspace for added privacy and tranquility.

Offering over 1,600 sq ft of bright and functional living space, this 3-bedroom, 2.5-bathroom home was thoughtfully designed for modern families and professionals alike. Built in 2025 and move-in ready, it features a clean, contemporary design with light wisp white cabinetry, white quartz countertops, stainless steel appliances, and durable LVP flooring throughout the main level.

The open-concept main floor connects the kitchen, dining, and living areas seamlessly—ideal for entertaining or relaxing evenings at home. Step outside to your private west-facing balcony overlooking the park and playground, complete with a gas line for BBQing and enjoying those beautiful summer nights. Bonus: A/C rough-in is already included!

Upstairs, you'll find three spacious bedrooms, convenient upper-floor laundry, and an attached double side-by-side garage—providing ample space, storage, and year-round comfort.

Situated minutes from the CTrain, major



roadways, shopping, Fish Creek Park, and some of Calgary’s top local dining, this pet-friendly townhome offers the perfect blend of urban convenience and peaceful suburban living. Book your showing today!

Built in 2025

Essential Information

MLS® #	A2240445
Price	\$560,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,655
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	93 Shawnee Common Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0P9

Amenities

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

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,
-------------------	--

	Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Membrane
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	16
Zoning	DC

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.