



GRASSROOTS
REALTY GROUP

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93 Shawnee Common SW
Calgary, Alberta

MLS # A2240445



\$560,000

Division:	Shawnee Slopes		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,655 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 421
Basement:	None	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

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!