



GRASSROOTS
REALTY GROUP

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128 Shawnee Way SW
Calgary, Alberta

MLS # A2243614



\$699,000

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,312 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: none

Don't miss your chance to own this rarely listed bungalow in the beautiful and established community of Shawnee Slopes—a neighborhood known for its quiet streets, mature trees, and proximity to nature. As you enter the home, you're welcomed by a spacious formal dining room, perfect for hosting family dinners and special gatherings. To the right, the generous primary bedroom offers a peaceful retreat with a 4-piece ensuite and a walk-in closet. The main floor features a bright, open-concept layout connecting the living room, kitchen, and breakfast nook—all overlooking the beautifully landscaped, west-facing backyard. Step out onto the two-tiered vinyl deck, ideal for relaxing or entertaining while enjoying warm evening sun during the summer months. Downstairs, the fully finished basement provides additional living space with a cozy family room with a gas fireplace, two large bedrooms, and a massive storage/utility area with potential to develop a flex space for your hobbies, home office, or gym. This home also has air conditioning and a irrigation system. Nature lovers will appreciate being just steps from Fish Creek Provincial Park, offering endless trails for walking and biking. The location is also incredibly convenient—just minutes from the Shawnessy YMCA, public library, major retailers, and other essential amenities. Commuting is a breeze with quick access to both MacLeod Trail and Stoney Trail, connecting you easily to all parts of the city. Families will love the access to top-rated schools, including: Our Lady of Peace (K-9) Catholic/Janet Johnstone (K-4) Public/Samuel W. Shaw (5-9) Public. This home offers the perfect blend of lifestyle, location, and comfort. Book your showing

today—opportunities like this don’t come often in Shawnee Slopes!