



**GRASSROOTS**  
REALTY GROUP

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**135 Shawnee Common SW**  
**Calgary, Alberta**

**MLS # A2263974**



**\$590,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,555 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Storage		

**Inclusions:** none

Discover this stunning 200019/2 duplex townhome in the desirable Fish Creek Shawnee Park neighborhood. This two-story, End-unit residence features an open-concept design with luxury vinyl plank flooring throughout all levels, creating a sleek and modern feel. The bright and spacious layout is perfect for entertaining, with a convenient kitchen island, central dining space, and adjoining living area. Step outside to a large balcony offering terrific views of green space and a playground &mdash; ideal for outdoor gatherings. The upper level boasts a three-bedroom layout, including a spacious master bedroom with a walk-in closet and a private three-piece en suite. A convenient laundry area is also located on this level. The modern kitchen is equipped with quartz countertops and stainless steel appliances, combining style and functionality. Additional highlights include central air conditioning for year-round comfort, and low-maintenance condominium fees that cover snow removal, landscaping, and insurance. The complex is surrounded by established amenities such as schools, Fish Creek Park, and is just a short walk to Fish Creek LRT station, making commuting a breeze. This elegant home offers a perfect balance of comfort, style, and convenience. Don&rsquo;t miss your chance to make it yours!