



GRASSROOTS
REALTY GROUP

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84 Shawnee Common SW
Calgary, Alberta

MLS # A2278103



\$500,000

Division:	Shawnee Slopes		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,387 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Membrane, Rubber	Condo Fee:	\$ 364
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully designed former show home, where modern style meets everyday functionality. Thoughtfully laid out with two private primary suites—each featuring its own ensuite and walk-in closet—this home is perfectly suited for professionals, first-time buyers, investors, or small families. A tandem attached garage offers added convenience and extra storage. The open-concept living space is highlighted by designer finishes and upgrades throughout, including quartz countertops, upgraded cabinetry, a gas range, stainless steel appliances, durable vinyl plank flooring, and a sleek eat-up island ideal for entertaining. Eye-catching feature walls add character to both bedrooms and the dining area, while raised ensuite vanities and upper-level laundry enhance daily comfort. Flexible spaces on both the main and upper levels allow for a home office or study area. Step out onto the private balcony off the dining area—perfect for grilling or relaxing outdoors. Additional value comes from thoughtful inclusions such as a custom closet organizer with full-length mirror, premium Sanus full-motion TV mount, modern window coverings, and wall shelving.. Ideally located in Calgary’s sought-after southwest, this home offers easy access to major roadways and transit, on-site amenities, and is just steps from tennis courts, playgrounds, the C-Train, and scenic Fish Creek pathways. Shopping and everyday conveniences are only minutes away. Stylish, move-in ready, and perfectly located—this is modern living at its best. Book your showing today.