



**84 Shawnee Common SW  
Calgary, Alberta**

**MLS # A2304896**

**\$475,000**



<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,387 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Rubber	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.