

# \$570,000 - 91 Shawnee Common Sw, Calgary

MLS® #A2234253

## \$570,000

3 Bedroom, 3.00 Bathroom, 1,438 sqft  
Residential on 0.00 Acres

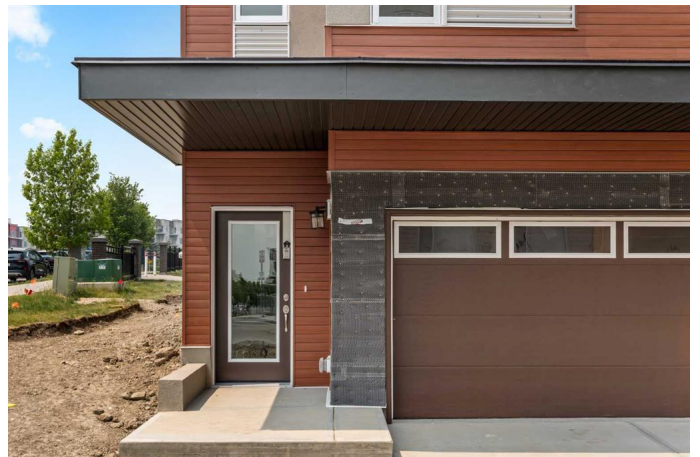
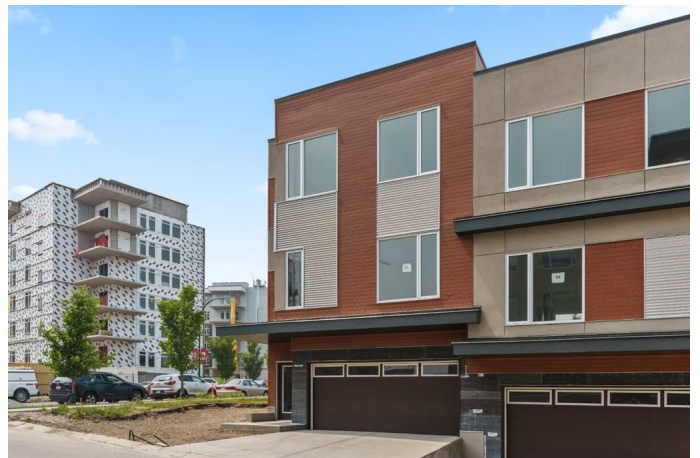
Shawnee Slopes, Calgary, Alberta

Step into style and comfort with this brand new, never-lived-in corner townhome located in the sought-after community of Shawnee Slopes in SW Calgary. Offering over 1,400 sq ft of bright, functional living space, this 3-bedroom, 2.5-bathroom home was thoughtfully designed with families and professionals in mind.

Built in 2025 and ready for immediate possession, this townhome showcases a fresh, modern aesthetic—complete with light wisp white cabinetry, white quartz countertops, stainless steel appliances, and durable LVP flooring throughout the main level. The open-concept layout seamlessly connects the kitchen, dining, and living areas, making it perfect for hosting friends or enjoying cozy nights in.

Enjoy warm summer evenings on your private west-facing balcony overlooking greenspace and a playground—fully equipped with a gas line for easy BBQing. PLUS, A/C Rough-in included. Upstairs, you’ll find three generously sized bedrooms, upper-floor laundry, and an attached double side-by-side garage offering convenience, storage, and protection from the elements.

Located just minutes from the CTrain, major roadways, shopping, Fish Creek Park, and some of Calgary’s best local dining spots, this pet-friendly home blends urban access



with suburban tranquility. Low-maintenance, stylish, and priced under market value, this is a rare assignment opportunity you donâ€™t want to miss.

Contact Sandy Tang today for full details and a private tour.

Built in 2025

**Essential Information**

MLS® #	A2234253
Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	91 Shawnee Common Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0P9

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Backs on to Park/Green Space, Corner Lot
Roof	Membrane
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	7
Zoning	DC

## Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.