

102 Shawnee Common SW
Calgary, Alberta

MLS # A2335783



\$489,000

Division:	Shawnee Slopes		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,811 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, No Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 413
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Ring Doorbell, Shelving in garage, Built-in shelves in living room. Built-in shelf in primary bedroom

Elevate The Everyday - Welcome to Fishcreek Exchange in Shawnee Slopes. This impressive 3 Bed, 2.5 Bath, Sunny, End-Unit townhouse offers 1,811 sqft of thoughtfully designed living space, creating the perfect backdrop for a lifestyle that is both relaxed and connected. The bright and inviting main floor features an open-concept layout, large windows that fill the space with natural light, and stylish finishes throughout. Highlights of the modern kitchen include ample cabinetry with pantry, sleek quartz countertops, a gas stove, and stainless steel appliances, generous kitchen island with enough room for stools - flowing seamlessly into the spacious living and dining area. Whether you're hosting friends, enjoying a quiet night in, or simply going about your day, this space makes it all feel easy and enjoyable. Relax and restore in the primary suite, featuring a large closet, ensuite bathroom with shower and the versatility and privacy of top-down bottom-up blinds. Two additional bedrooms provide flexibility for family, guests, or a home office, while a full bathroom and convenient upper-floor laundry add everyday practicality and comfort. The oversized tandem garage is another standout feature, comfortably accommodating two vehicles while still offering valuable space for a home gym, workshop, hobby area, or extra storage. Enjoy the benefits of living in a community filled with an abundance of amenities and recreational options. Most notably, Fish Creek Provincial Park is on your doorstep. You live next to one of the largest and most ecologically diverse urban parks in North America. With Fish Creek Park as a neighbour, you have biking, birding, boating, fishing, picknicking, rollerblading, swimming, walking/hiking and wildlife watching right in your backyard. You're also surrounded by an incredible selection of amenities - shops, grocery stores,

restaurants, cafes, fitness studios, and daily essentials are all within easy reach. With the Fish Creek-Lacombe LRT Station just steps away, commuting is effortless, giving you more time to enjoy the things that matter most. Plus, quick access to major roadways ensures navigating the city is simple and efficient. Modern, spacious, and perfectly located, this home offers more than just a place to live, but a life you'll love coming home to every day.