

\$869,900 - 25 Shawnee Green Sw, Calgary

MLS® #A2053170

\$869,900

3 Bedroom, 3.00 Bathroom, 2,323 sqft

Residential on 0.08 Acres

Shawnee Slopes, Calgary, Alberta

Discover unparalleled luxury and value at 25 Shawnee Green SW – welcome to The Fraser. Are you in search of a pristine haven in prestigious SW Calgary? Look no further. This opportunity offers unbeatable pricing and exceptional investment potential. The Fraser's distinctive 3-story design with a double attached garage and inviting exposed aggregate driveway will captivate you. With 2,323 sq ft, this home embodies rustic charm, complemented by premium hardie board siding for unmatched curb appeal. Step into meticulously curated interiors adorned with top-tier finishes that redefine elegance. Traverse the 9 ft main floor ceilings, guided by engineered hardwood flooring, leading to a kitchen that's a true masterpiece.

Floor-to-ceiling two-tone cabinetry with soft-close features and stainless steel appliances, including a gas range, cater to your culinary desires. The granite sink, quartz countertops, and matte black hardware create a modern yet timeless aesthetic. Natural light floods the second-floor great room, enhancing the open-concept layout. An adjacent main floor office/flex space enjoys its window, balancing productivity and relaxation. On the third floor, relaxation takes center stage. Three inviting bedrooms, a 3pc bathroom, and a convenient laundry room await, crowned by the indulgent primary suite. Oversized windows frame views of the charming front street, an expansive walk-in closet, and a 5pc ensuite featuring dual sinks, a large tiled



shower, and a matte black freestanding tub, promise a luxurious escape. The basement area, an integral part of the thoughtfully designed 3-story layout, awaits your transformation. Step onto the spacious deck, an ideal vantage point for captivating views of the Shawnee Park greenbelt at the back and west side. The outdoor space invites you to unwind and entertain, while the fully landscaped yards, complete with an irrigation system, offer natural beauty with minimal effort. Rest assured, your investment is secured by a new home warranty from Cardel Homes and Alberta New Home Warranty. Discover unparalleled convenience within the prestigious Shawnee Park community. Immerse yourself in the beauty of Fish Creek Park, just a leisurely stroll away. Abundant community parks, efficient public transit including the LRT for swift downtown commutes, renowned schools, and established amenities contribute to the vibrant spirit of this neighborhood. Yet, the spotlight falls on the value offered by this home. It stands as an exceptional investment opportunity, offering unrivaled prices within the community; newer phases command prices thousands higher. Don't delay – secure this exceptional value now! It's more than a home; it's a strategic investment in an unparalleled lifestyle. Immerse yourself in the pinnacle of Shawnee Park living – schedule your private tour today. Your future home and the extraordinary lifestyle it promises are waiting for you.

Built in 2023

Essential Information

MLS® #	A2053170
Price	\$869,900
Sold Price	\$850,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,323
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	25 Shawnee Green Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2V2

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Gas Oven, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed May 31st, 2023
Date Sold March 2nd, 2024
Days on Market 276
Zoning DC
HOA Fees 250.00
HOA Fees Freq. ANN

Listing Details

Listing Office CHARLES

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