

\$569,999 - 1095 Shawnee Road Sw, Calgary

MLS® #A2105977

\$569,999

2 Bedroom, 2.00 Bathroom, 1,553 sqft

Residential on 0.11 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to the charming Fairways Villas South, located in the prestigious community of Shawnee Slopes. This stunning Bungalow Villa boasts 2 bedrooms, 2 bathrooms and a den, offering a comfortable living space of 1550 sq ft. Step inside and be greeted by the inviting main floor, featuring a vaulted ceiling and gleaming hardwood flooring throughout. The main floor includes an office/den with built-in storage and a large window, offering a tranquil space for work or study. A formal dining room is perfect for hosting elegant dinner parties. The kitchen is a chef's dream with quartz countertops, sleek white appliances, and rich oak cabinets, providing ample storage and counter space. Adjacent to the kitchen is a breakfast nook, ideal for enjoying morning coffee or casual meals. Off the kitchen, you are greeted by a large deck with an awning, perfect for outdoor relaxation and entertaining. The spacious living room showcases a beautiful brick fireplace, creating a cozy ambiance for gatherings with loved ones. French doors with a stained glass accent window lead to the primary bedroom, complete with a walk-in closet and a luxurious 5-piece ensuite featuring a soaker tub, dual vanities, and a stand-alone shower. A good-sized second bedroom and a 3-piece bathroom with an oversize shower provide additional comfort and convenience. Main floor laundry with a sink adds to the practicality of this home. Enjoy the ease of a double attached garage. The property also includes



central vacuum, water softener, and air conditioning for those warm summer nights. The unfinished basement offers ample storage space and the potential to be developed into a recreational room with an additional bedroom and bathroom, allowing for future customization to suit your needs. Living in Shawnee Slopes offers an array of amenities and attractions, including proximity to Fish Creek Park, playgrounds, parks, schools, shopping, and transit options, ensuring a fulfilling lifestyle for residents. Furthermore, the HOA fee covers lawn care and snow removal, making maintenance a breeze for homeowners. With its bright and welcoming interior, convenient features, and ideal location, this home in Fairways Villas South is a rare find that combines comfort, style, and functionality. Don't miss the opportunity to make this exceptional property yours. Book your showing today!

Built in 1988

Essential Information

MLS® #	A2105977
Price	\$569,999
Sold Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,553
Acres	0.11
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	1095 Shawnee Road Sw
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Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2S8

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, No Animal Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2024
Date Sold	March 8th, 2024
Days on Market	11
Zoning	R-C2
HOA Fees	160.00
HOA Fees Freq.	MON

Listing Details

Listing Office Real Broker

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