

\$639,500 - 1018 Shawnee Road Sw, Calgary

MLS® #A2109451

\$639,500

3 Bedroom, 3.00 Bathroom, 1,712 sqft

Residential on 0.11 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to worry-free living in the highly sought-after "Fairways Villas South" community in Shawnee Slopes. This exceptional walkout villa, boasting one of the largest floor plans in the complex. As a resident, you will enjoy the conveniences of the Home Owners Association (HOA) handling lawn care and snow removal without the larger condo fees and restrictions. Upon entering, the foyer sets the tone for the spacious and inviting atmosphere found throughout. The open-concept dining and living area is perfect for entertaining, featuring vaulted ceilings and a double-sided fireplace. Prepare meals with ease in your well appointed kitchen. The kitchen seamlessly flows into the sunny dining nook, which leads to the balcony great for morning coffee! Off to your spacious primary bedroom with an en-suite featuring jetted tub and shower. A larger walk-in closet is also located in the primary bedroom. The second bedroom, currently utilized as a den/reading area, presents versatile options. Main floor laundry just steps from the Primary Bedroom add to the conveniences of this home. The fully developed walkout lower level is bright and airy with lots of windows and provides a great deal of additional living space with a large family room, an ideal area for overnight guests in the spacious third bedroom, another flex room (currently used as a library, record room), and an 4pce bathroom. The basement also showcases a large utility room suitable for a workshop or storage needs. Furnace



replaced 2020, Shingles are new with 50 year shingles, H2O tank 2015. This remarkable home boasts adult-style living in sought-after community with no condo fees.

Built in 1988

Essential Information

MLS® #	A2109451
Price	\$639,500
Sold Price	\$645,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,712
Acres	0.11
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	1018 Shawnee Road Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y1W6

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Jetted Tub, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Gentle Sloping, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 8th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	170.00
HOA Fees Freq.	MON

Listing Details

Listing Office	eXp Realty
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