

\$539,900 - 142 Shawnee Common Sw, Calgary

MLS® #A2110682

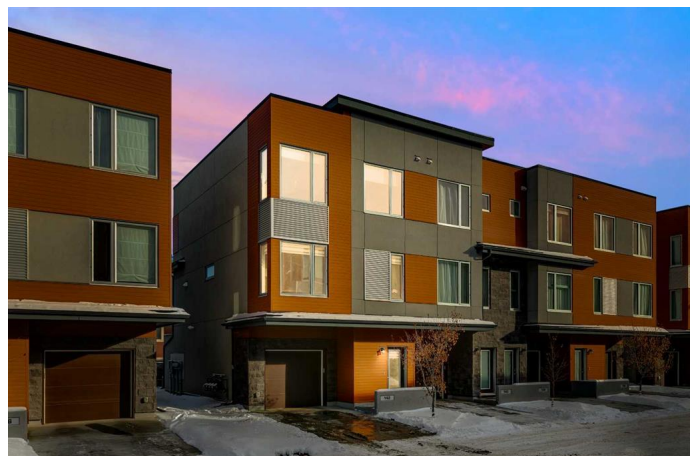
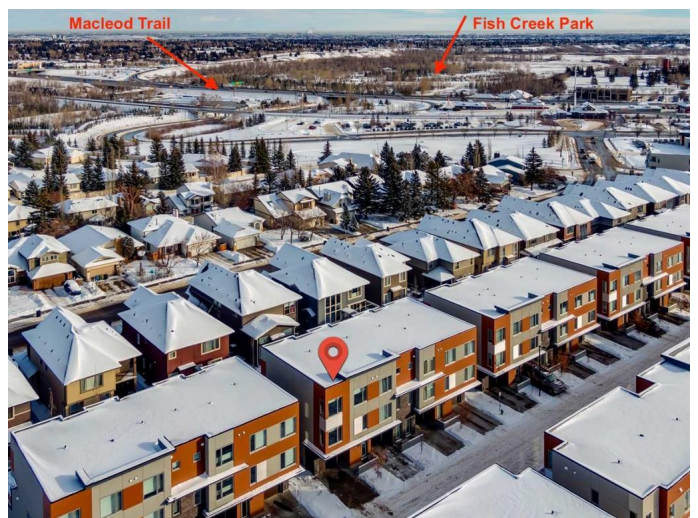
\$539,900

3 Bedroom, 3.00 Bathroom, 1,662 sqft

Residential on 0.15 Acres

Shawnee Slopes, Calgary, Alberta

EXCITING NEW PRICE | STUNNING 2018 3-BEDROOM TOWNHOUSE | ATTACHED DOUBLE TANDEM GARAGE + DRIVEWAY | 4-MIN DRIVE TO FISH CREEK PARK | END UNIT | GORGEOUS VIEW FROM PRIMARY BEDROOM | 13-MIN WALK TO C-TRAIN STATION | Welcome to Fish Creek Exchange, located in Shawnee Slopes (a new neighbourhood in an established community) and just a 3-minute drive to the C-Train station, steps to an off-leash dog park & playground, minutes to public tennis courts, and close to an abundance of amenities plus a lot more amenities COMING SOON! If you don't want to live in the far south end of the city, but still want a newer home, then this is an amazing opportunity! This stylish 3-storey townhouse features parking for 3 vehicles - an attached double tandem garage with extra storage area at the back, plus a driveway out front and visitor parking just a few houses away. Built in 2018, this luxurious home features everything you would expect in a new property: 9' ceilings, high-end double roller shade blinds throughout the main floor (black-out shades in the bedrooms), air conditioning, luxury vinyl plank flooring everywhere except the bedroom level, ensuite bathroom, and lots of storage space. On the main floor, you will find a large foyer, utility room with an abundance of storage space, and access to the attached garage which has a door leading out the back of the property to an EXTRA PATIO SPACE on the ground level.



On the first floor up, you will find a half bathroom and open kitchen/dining room/living room. The gorgeous kitchen features QUARTZ counters, a large island with breakfast bar, stainless steel appliances, stylish brick-looking tile backsplash, soft-closing cupboards, and access to the balcony with room for BBQ'ing and enjoying the sunshine! The living room boasts a view of the park out the corner window. The top floor features 3 bedrooms, a small nook, laundry room, and 2 full bathrooms. The primary bedroom features an epic view over the houses behind, a modern ceiling fan, large closet, and beautiful ensuiteÂ bathroom with quartz counters, luxury vinyl plank flooring, and large shower with rain showerhead, body jets, and seat. One of the secondary bedrooms also features lovely corner windows because this home is an end unit - what a delight! Enjoy family activitiesÂ in the park on-site and a free little library,Â as well as hot dog skate nights through the community association. Condo fees include water, sewer, garbage/recycling, maintenance of the grounds including landscaping (grass cutting) and snow removal, professional management, and reserve fund contributions. The remainder of the new home warranty will be transferred to the new owners on possession day.

Built in 2018

Essential Information

MLS® #	A2110682
Price	\$539,900
Sold Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,662

Acres	0.15
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	142 Shawnee Common Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0P9

Amenities

Amenities	Park, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	3
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Off Street, Tandem

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Lawn, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 28th, 2024
Date Sold	April 11th, 2024
Days on Market	43
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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