



116 Shawnee Way SW
Calgary, Alberta

MLS # A2316007



\$779,900

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,119 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Back L		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, No Animal Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: central air conditioner

Open house Sunday June 14, 1-3 pm. Welcome to 116 Shawnee Way SW, a beautifully maintained home four bedroom home in the heart of Shawnee Slopes, just steps from Fish Creek Park. With its unique design, bright open spaces, and timeless finishes, this home offers an exceptional combination of comfort, character, and location. From the moment you step inside, you'll appreciate the abundance of natural light, newer windows, hardwood flooring throughout the home, and the comfort of central air conditioning. The spacious main floor is designed for both everyday living and entertaining, with a seamless flow between the living and dining areas that creates a warm and inviting atmosphere for family and friends. Step outside to discover a large, private west-facing backyard, beautifully landscaped and perfect for enjoying sunny afternoons and evenings. The multi-tier deck provides plenty of space for outdoor dining, entertaining, or simply relaxing while taking in the peaceful surroundings. Situated on a quiet, family-oriented street, this home is part of a welcoming and well-established community. The long-term residents reflect the area's strong sense of pride, stability, and connection, making it an ideal place to put down roots. With nearby parks, pathways, schools, and Fish Creek Park just steps away, Shawnee Slopes is a highly desirable neighbourhood for families looking to enjoy an active lifestyle and a true sense of community. Ideally located close to Fish Creek Park, schools, shopping, transit, and the LRT, this is a rare opportunity to own a truly special home in one of Calgary's most established and sought-after communities.