



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

145 Shawnee Common SW
Calgary, Alberta

MLS # A2349577



\$568,500

Division:	Shawnee Slopes		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,540 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 426
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	N/A
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Three bedrooms, a double attached garage and green space behind you—this Shawnee Slopes townhome has plenty to offer. The south-facing rear exposure overlooks a natural green space and playground, with no neighbours directly behind. Inside, large windows bring natural light into the main floor, where laminate flooring runs through the spacious living and dining areas. There’s room for a full dining set, and the kitchen features a centre island, quartz countertops, raised cabinetry and upgraded stainless steel appliances. All three bedrooms are upstairs, including the primary bedroom with its own ensuite and walk-in closet. Laundry is on the same level, so there’s no carrying baskets up and down the stairs. Central air conditioning is a welcome bonus during the summer. Fish Creek Park is just steps away, and you’re close to the CTrain, schools, and the shops and restaurants in Shawnessy. Easy access to Macleod Trail and Stoney Trail keeps the rest of the city within reach.