# \$749,900 - 819 Shawnee Terrace Sw, Calgary

MLS® #A2255503

# \$749,900

3 Bedroom, 3.00 Bathroom, 1,688 sqft Residential on 0.05 Acres

Shawnee Slopes, Calgary, Alberta

Upscale executive end unit townhome in the award-winning community of Shawnee Park. This Cardel-built 1880 sq' (builder size) 3 storey offers upscale design and detailed finishing with a substantial amount of upgrades beyond builder spec. Enjoy engineered white oak hardwood floors, upscale shaker-style kitchen with soft close doors and drawers, dovetailed joints, quartz countertops and upgraded appliances. This outstanding home has 9' ceilings, estate casing and baseboard and interior doors as well as sweeping urban views from the living room and the upper level. Sun-drenched south exposure, exposed aggregate driveway, walks and oversized patio. Xeriscape landscaping provides no maintenance and care-free living. Mechanical upgrades inc HEPA filter, high efficacy A/C, high efficiency F.A furnace with Redlink Honeywell controller to balance efficiency, electronic water softener, and RI for home dialysis machine (hidden in a closet). Hunter Douglas window coverings with custom blackouts and sun shades, bottom-up top-down blinds. The oversized garage is insulated, drywalled, and has a polished concrete floor. Loads of storage and more. This unique complex of adult homes (7 units) is designed to offer the best in living, convenience and lifestyle. Condo fees are just under \$100.00/ month to cover snow removal and management fees. Walk to Fish Creek Park, the LRT, close to community shopping and the ring road. Compare the price to







Cardel's next phase of townhomes starting at \$820,000.00.

#### Built in 2022

# **Essential Information**

MLS® # A2255503 Price \$749,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,688 Acres 0.05 Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 819 Shawnee Terrace Sw

Subdivision Shawnee Slopes

City Calgary
County Calgary
Province Alberta
Postal Code T2Y0T4

#### **Amenities**

Amenities None Parking Spaces 2

Parking Double Garage Attached, Front Drive, Garage Door Opener, Aggregate,

Insulated

# of Garages 2

#### Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener,

Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

### **Exterior**

Exterior Features Other

Lot Description Back Yard, Interior Lot, Landscaped, Level, Low Maintenance

Landscape, Street Lighting, Treed

Roof Asphalt

Construction Wood Frame, Composite Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 9th, 2025

Days on Market 53

Zoning DC

HOA Fees 291

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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