

# \$995,000 - 69 Shawnee Green Sw, Calgary

MLS® #A2213768

**\$995,000**

4 Bedroom, 4.00 Bathroom, 2,285 sqft

Residential on 0.09 Acres

Shawnee Slopes, Calgary, Alberta

"Welcome to 69 Shawnee Green SW, a rare opportunity to own a beautifully maintained home in the exclusive, highly sought-after community of Shawnee Slopes. Tucked away on a quiet private street and siding onto a serene green space, this exceptional property offers the perfect combination of privacy, luxury, and convenience. With 2,989 square feet of thoughtfully designed living space across three fully finished levels, this home is ideal for families, professionals, or discerning downsizers seeking a sophisticated, low-maintenance lifestyle.

From the moment you step inside, you are greeted by a bright and spacious open-concept main floor, featuring stylish finishes and an effortless flow for both daily living and entertaining. The heart of the home is the expansive living area, anchored by large windows that bathe the space in natural light and frame the peaceful views of the adjacent green space. The elegant kitchen offers abundant cabinetry and a seamless connection to the dining area and living room, creating a warm and welcoming atmosphere.

Upstairs, you will find a versatile bonus room, perfect for a media lounge, children's play area, or quiet home office. The upper level also hosts three spacious bedrooms, including a luxurious primary suite complete with a beautifully appointed ensuite and generous closet space. A fourth bedroom is located in the fully finished lower level, along with a



stylish full bathroom, offering flexible options for guests, teenagers, or extended family. Storage has been thoughtfully integrated throughout the home, ensuring practical living without compromising on style.

The double attached garage offers added convenience, while the private backyard setting enhances the feeling of tranquility and retreat. Best of all, the low monthly condo fee takes care of landscaping and snow removal, allowing you to enjoy effortless, year-round curb appeal without the maintenance. Whether you're traveling or simply enjoying busy daily life, this “lock-and-leave” lifestyle ensures your home always looks impeccable.

Pride of ownership shines throughout this property, offering a truly move-in ready experience for the next fortunate owner. Located in a mature, amenity-rich neighborhood, Shawnee Slopes offers easy access to parks, pathways, schools, transit, shopping, and dining, all while providing a peaceful, suburban atmosphere within minutes of the city’s core.

Experience easy living, refined design, and a coveted address at 69 Shawnee Green SW — a place where every detail has been thoughtfully considered, and where you can immediately feel at home.

Built in 2020

**Essential Information**

MLS® #	A2213768
Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,285
Acres	0.09
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	69 Shawnee Green Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0P5

### **Amenities**

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 8th, 2025  
Days on Market                1  
Zoning                              DC  
HOA Fees                        100  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Real Broker

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