

\$775,000 - 101 Shawnee Rise Sw, Calgary

MLS® #A2239320

\$775,000

2 Bedroom, 3.00 Bathroom, 1,477 sqft
Residential on 0.09 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to a truly rare find in Shawnee Slopes—this beautifully cared-for walkout bungalow villa backs directly onto Fish Creek Park and offers the perfect blend of peaceful nature and modern comfort. Best of all? It's managed by a well-run HOA (not a condo!), so your yard is looked after while you enjoy the view. With over 2,800 sq ft of developed living space and \$40,000+ in recent upgrades, this home shines inside and out. In 2024, the exterior was thoughtfully refreshed with Hardie Board siding, three new exterior doors with built-in blinds, and deluxe screen doors—all combining security, style, and low maintenance. The rubber roof (with 30 years remaining on its 50-year warranty) gives you long-term peace of mind. Step inside to a home that's been consistently and lovingly updated. The main level features stylish LVP flooring, a cozy gas fireplace, and a kitchen full of smart design—tons of drawers, perfect for staying organized, and a brand-new LG fridge, an induction cooktop, wall oven, and built-in microwave. The second bedroom has been cleverly converted into a versatile den with French doors, ideal for a home office or reading retreat. The primary suite is tucked away for privacy and features a renovated ensuite with a walk-in shower (complete with heavy-duty sliding glass doors) and a generous walk-in closet. Natural light fills the home thanks to the two original skylights and a solar tube added in 2023. More updates include a high-efficiency furnace and



humidifier, A/C, hot water tank, and new lower-level carpet (all between 2018â€“2023). Downstairs, the walkout basement offers a large, quiet bedroom, full bathroom, a cozy family/TV area, and a fantastic multi-purpose roomâ€”currently used as a gym and craft spaceâ€”with a huge walk-in storage closet for your seasonal items. Even the garage has been upgraded, with a Reznor heater and built-in shelving for all your tools and toys. Homes like thisâ€”backing Fish Creek Park, updated with care, and rarely availableâ€”donâ€™t come up often. Come take a look, breathe in the fresh air, and fall in love with this peaceful, low-maintenance lifestyle.

Built in 1986

Essential Information

MLS® #	A2239320
Price	\$775,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,477
Acres	0.09
Year Built	1986
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	101 Shawnee Rise Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2Y2S1

Amenities

Amenities Other
Parking Spaces 4
Parking Double Garage Attached
of Garages 2

Interior

Interior Features Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Solar Tube(s), Storage, Vinyl Windows, Walk-In Closet(s)
Appliances Built-In Oven, Dishwasher, Disposal, Garage Control(s), Garburator, Induction Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating High Efficiency, Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard
Lot Description Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, No Neighbours Behind, Underground Sprinklers
Roof Rubber
Construction Composite Siding
Foundation Poured Concrete

Additional Information

Date Listed July 24th, 2025
Days on Market 3
Zoning R-CG
HOA Fees 200
HOA Fees Freq. MON

Listing Details

Listing Office

CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.