

\$924,900 - 409 Shawnee Boulevard Sw, Calgary

MLS® #A2263453

\$924,900

4 Bedroom, 4.00 Bathroom, 2,161 sqft
Residential on 0.10 Acres

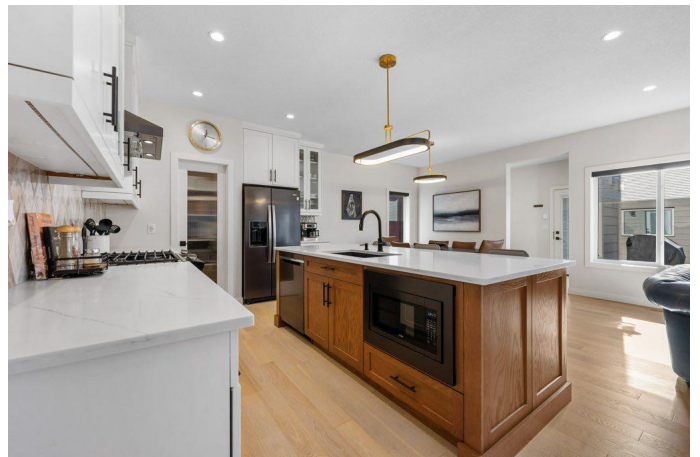
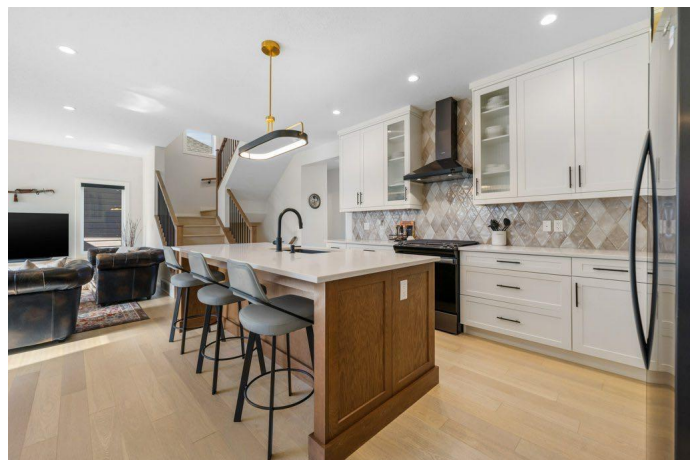
Shawnee Slopes, Calgary, Alberta

Welcome to this stunning fully upgraded 2-storey home offering 2,161 sq. ft. of beautifully designed living space! From the moment you arrive, you'll notice the pride of ownership and thoughtful details throughout. Perfectly located across from a tranquil greenspace, this home combines comfort, style, and functionality in every corner.

Step inside to discover 9-foot ceilings and a bright, open-concept main floor featuring upgraded stainless-steel appliances, including a gas stove for the chef in the family. The modern kitchen flows seamlessly into the dining and living areas—ideal for entertaining or relaxing at home. A main floor office provides the perfect workspace for those who work or study from home, while a 2-piece bathroom and a large mudroom with built-in cabinets add convenience and organization to your daily routine.

Upstairs, you'll find a large primary bedroom with a stunning five-piece ensuite that includes a spacious walk-in shower, dual sinks, a relaxing soaker tub, and a huge walk-in closet with built-in cabinetry. Two additional bedrooms, a four-piece bathroom, and a convenient laundry room complete the upper level.

The fully finished basement expands your living space with a large recreation room, a



fourth bedroom, and a four-piece bathroom, along with a huge utility and storage areaâ€”perfect for keeping everything organized and out of sight.

Enjoy outdoor living at its finest on the sunny, south-facing backyard, complete with a spacious deck and beautiful stone patioâ€”perfect for summer gatherings or quiet evenings at home. The yard is complete with a gas BBQ line and underground sprinklers for easy maintenance.

Additional highlights include central air conditioning, a Ring security system, Gemstone lighting, and a fully insulated double detached garage.

Nestled beside Fish Creek Provincial Park, Shawnee Slopes provides unbeatable access to nature with endless pathways for walking, running, and biking. The community also offers excellent convenience, just steps from the Fish Creekâ€”Lacombe C-Train Station for an easy commute downtown.

This home truly has it allâ€”modern upgrades, an ideal layout, and a fantastic location across from the park. Move-in ready and waiting for you!

Built in 2022

Essential Information

MLS® #	A2263453
Price	\$924,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,161
Acres	0.10

Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	409 Shawnee Boulevard Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0T4

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Storage
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	2
Zoning	R-CG
HOA Fees	290
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.