

# \$674,900 - 1017 Shawnee Road Sw, Calgary

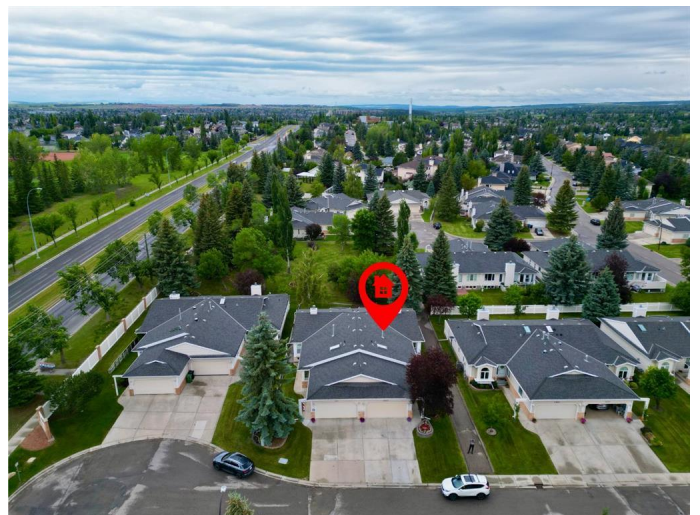
MLS® #A2238203

**\$674,900**

2 Bedroom, 3.00 Bathroom, 1,644 sqft  
Residential on 0.11 Acres

Shawnee Slopes, Calgary, Alberta

Located in one of the best self-managed villa developments in Calgary, with exceptionally low HOA fees, the Fairway Villas offers the best of a lock and leave lifestyle and welcoming community. Located on a premium lot backing onto peaceful green space, this exceptionally well-maintained bungalow villa offers the perfect blend of comfort, privacy, and functionality. As you step through the front entrance, you're welcomed by a spacious den ideal for working from home or enjoying a peaceful reading nook. The large family-oriented dining area showcases vaulted ceilings and a beautiful double-sided fireplace that connects seamlessly to the living room, where large windows overlook the private backyard. The kitchen features granite countertops, a new dishwasher, ceiling-height cabinetry, and ample prep space. It's open to the inviting eating space, which provides direct access to the recently upgraded back deck—perfect for taking in the views of the green space. The spacious primary bedroom offers three separate closets and a beautifully appointed 5-piece ensuite. Here you'll find a skylight above, a jetted tub, a dual vanity with generous counter space, and a standalone shower. Located on the main level, the laundry room includes large storage closets, ensuring everything has its place without sacrificing style or space. Downstairs, the fully



developed lower level expands your living space significantly with a cozy family room offering the perfect setting for movie nights or entertaining guests. A well-sized bedroom and a 4-piece bathroom are accompanied by a versatile flex room that can easily be transformed into a third bedroom, gym, or hobby space. The basement also includes a massive storage area, a rare and welcome feature for downsizers and growing families alike. With its quiet location backing onto a park, access to scenic walking paths, and an intelligent floor plan with thoughtful updates throughout, it offers the ideal balance of natural beauty, low-maintenance living, and comfort. Take advantage of this opportunity to view this exceptional and rarely available bungalow villa today!

Built in 1988

**Essential Information**

MLS® #	A2238203
Price	\$674,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,644
Acres	0.11
Year Built	1988
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

**Community Information**

Address	1017 Shawnee Road Sw
Subdivision	Shawnee Slopes
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Y 1V8

### **Amenities**

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

### **Interior**

Interior Features	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Storage, Jetted Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Back Yard, Few Trees, Landscaped, Lawn, Rectangular Lot, Backs on to Park/Green Space, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 11th, 2025
Days on Market	35
Zoning	R-CG
HOA Fees	160
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.