

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

MLS® #A2255503

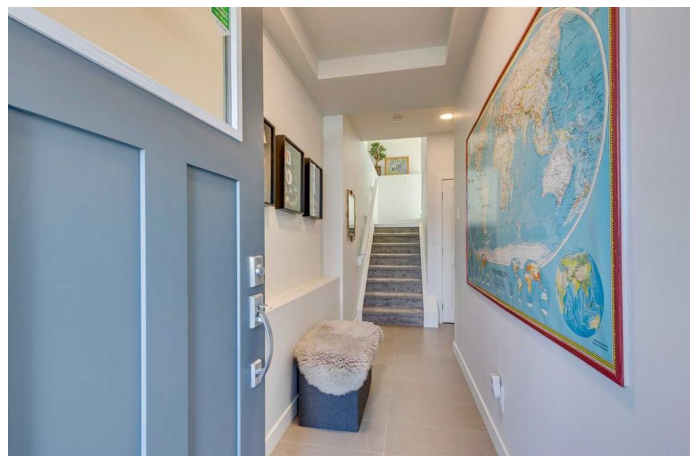
**\$749,900**

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 | 42                  |
| Zoning         | DC                  |
| HOA Fees       | 291                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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