

# \$649,900 - 135 Shawnee Manor Sw, Calgary

MLS® #A2255612

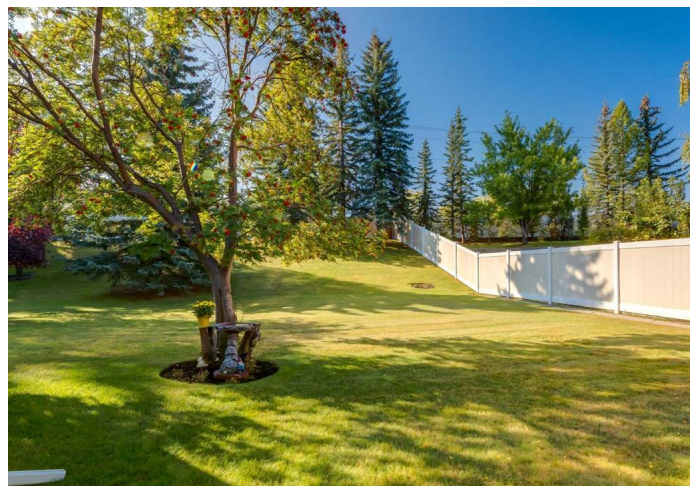
**\$649,900**

2 Bedroom, 2.00 Bathroom, 1,734 sqft

Residential on 0.18 Acres

Shawnee Slopes, Calgary, Alberta

Pristine, upgraded Villa featuring a furnished sunroom overlooking large backyard, nestled at the top of a quiet cul de sac. A beautifully renovated 4 pc ensuite with gorgeous walk-in shower, dual sink vanity, & heated tile floor. Fully furnished climate-controlled sunroom with air conditioning, heating & roller blinds. Triple pane Ecoline windows, custom window treatments and PEX plumbing (Poly B removed). Newer high efficiency furnace, newer hot water tank, solar tunnel lights in the laundry room & main bath. Finished double attached garage, equipped with an Epoxy coated floor, metal cabinetry with workbench & built in shelving. Ready for more? Enjoy gleaming hardwood floors, 2 gas fireplaces and vaulted ceilings with 2 skylights. Kitchen features granite counter tops, a Blanco sink and white cabinetry. The eating area is perfect for casual meals & coffee, while the sizable dining room hosts family & friends. The huge primary bedroom has a walk-in closet and renovated ensuite. The main floor has a 2nd bedroom and full bathroom, laundry room and an office/den. The basement development is home to a large family room with a gas fireplace and wet bar, a hobby or bedroom (non egress window). The extensive storage area has a built-in work bench, upright freezer, a 2nd fridge and multiple shelving units. The huge lot creates a park like feel and best of all it is maintained by the Fairview Villas South Homeowner Association. Snow removal too! Enjoy the Villa lifestyle with a low monthly



HOA fee. Impeccably maintained, sparkling clean, thoughtfully updated and conveniently located near Fish Creek Park, pathways, shopping, restaurants, professional services, and transit

Built in 1988

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2255612               |
| Price          | \$649,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,734                  |
| Acres          | 0.18                   |
| Year Built     | 1988                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 135 Shawnee Manor Sw |
| Subdivision | Shawnee Slopes       |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2Y 1W7              |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | None                                                               |
| Parking Spaces | 4                                                                  |
| Parking        | Double Garage Attached, Garage Door Opener, Insulated, See Remarks |
| # of Garages   | 2                                                                  |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Solar |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Tube(s)                                                                                                                                                |
| Appliances      | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings, Wall/Window Air Conditioner, Garburator |
| Heating         | Forced Air                                                                                                                                             |
| Cooling         | Wall/Window Unit(s)                                                                                                                                    |
| Fireplace       | Yes                                                                                                                                                    |
| # of Fireplaces | 2                                                                                                                                                      |
| Fireplaces      | Family Room, Gas, Living Room                                                                                                                          |
| Has Basement    | Yes                                                                                                                                                    |
| Basement        | Full, Partially Finished                                                                                                                               |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                             |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Irregular Lot |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Vinyl Siding, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                              |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 7                    |
| Zoning         | R-CG                 |
| HOA Fees       | 160                  |
| HOA Fees Freq. | MON                  |

## Listing Details

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

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