

**101 Shawnee Rise SW  
Calgary, Alberta**

**MLS # A2239320**



**\$775,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,477 sq.ft.	<b>Age:</b>	1986 (39 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), Landscape		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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)

**Inclusions:** Fridge in basement, Freezer in garage, cabinetry in garage, TV Brackets will stay

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 2018–2023). Downstairs, the walkout basement offers a large, quiet bedroom, full bathroom, a cozy family/TV area, and a fantastic multi-purpose room—currently used as a gym and craft space—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 this—backing Fish Creek Park, updated with care, and rarely available—don't come up often. Come take a look, breathe in the fresh air, and fall in love with this peaceful, low-maintenance lifestyle.