# \$524,900 - 305 Shawnee Square Sw, Calgary

MLS® #A2228556

## \$524,900

2 Bedroom, 3.00 Bathroom, 1,335 sqft Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to your brand-new 2025-built townhome in SW Calgary, offering over 1,300 sq. ft. of modern living and a double attached garage. This thoughtfully designed home features two spacious primary bedrooms, each with its own ensuite and walk-in closet.

The stylish kitchen showcases rich cabinetry, white quartz countertops, and stainless steel appliances, flowing seamlessly into the open dining area. Enjoy morning coffee or summer BBQs on the private balcony with gas hookup.

LVP flooring runs throughout the home, and added perks include upper-floor laundry, raised bathroom vanities, and extra garage storage. Located close to transit, C-Train access, major roads, Fish Creek Park, and shopping, this home blends convenience with comfort.

Don't miss your chanceâ€"book your showing today!

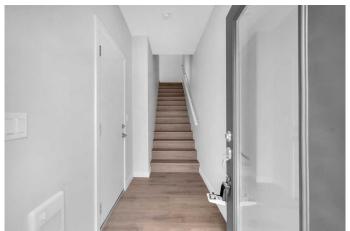
Built in 2025

### **Essential Information**

MLS® # A2228556 Price \$524,900

Bedrooms 2
Bathrooms 3.00
Full Baths 2







Half Baths 1

Square Footage 1,335 Acres 0.00

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

## **Community Information**

Address 305 Shawnee Square Sw

Subdivision Shawnee Slopes

City Calgary
County Calgary
Province Alberta
Postal Code T2Y0W4

#### **Amenities**

Amenities Snow Removal, Trash

Parking Spaces 3

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer

Stacked

Heating Forced Air

Cooling None
Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Private Entrance

Lot Description City Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 6th, 2025

Days on Market 80

Zoning DC

HOA Fees 1

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Creekside Realty

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