

# \$495,000 - 214 Shawnee Square Sw, Calgary

MLS® #A2238123

**\$495,000**

2 Bedroom, 3.00 Bathroom, 1,310 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to your stylish new home in the community of Shawnee Slopes! This 2025-built, never-lived-in townhome offers the perfect blend of contemporary living and unbeatable convenience.

Featuring 2 spacious bedrooms, each with its own ensuite, this home is ideal for professionals, couples, or small families looking for privacy and comfort. The open-concept main floor boasts sleek, modern finishes, a bright and airy layout, and a functional kitchen designed for everyday living and entertaining.

Enjoy the perks of a brand-new build without the wait—everything is move-in ready!

Located steps away from parks, shopping, and the C-Train station, commuting and daily errands are a breeze. Plus, with quick access to both Macleod Trail and Stoney Trail, getting around the city is fast and simple.

Contact your Favourite REALTOR® today to book your private viewing.

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2238123  |
| Price      | \$495,000 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,310         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 214 Shawnee Square Sw |
| Subdivision | Shawnee Slopes        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 0T7               |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | None                           |
| Parking Spaces | 3                              |
| Parking        | Double Garage Attached, Tandem |
| # of Garages   | 2                              |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Basement          | None                                                                        |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Other                        |
| Roof              | Asphalt Shingle              |
| Construction      | Composite Siding, Wood Frame |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 4              |
| Zoning         | DC             |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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