

# \$499,900 - 212 Shawnee Square Sw, Calgary

MLS® #A2242218

**\$499,900**

2 Bedroom, 3.00 Bathroom, 1,317 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

**\*\*Open House July 26 Saturday**

**11.30-1.30pm\*\*** Welcome to this stunning, brand-new 2025-built townhome in the sought-after community of Shawnee Slopes, Calgary! This modern residence offers the perfect combination of style, comfort, and convenience. Featuring a double tandem attached garage, the home provides ample parking and storage space. Inside, you'll discover two generously sized primary bedrooms, each with its own private ensuite—one with a soaker tub, the other with a sleek walk-in shower—catering to your personal comfort and lifestyle. The contemporary kitchen is equipped with upgraded stainless steel appliances, full-height cabinetry, and plenty of counter space—ideal for both cooking and entertaining. Durable vinyl plank flooring on the main level adds elegance and resilience, while soft carpeting upstairs creates a cozy retreat. Enjoy the perks of living in Shawnee Slopes, just minutes from Fish Creek Park, top-rated schools, shopping, dining, public transit, and the CTrain. Commuting is effortless with quick access to Stoney Trail, Macleod Trail, the nearby YMCA, Costco, and the scenic route to the mountains.

Perfect for first-time buyers, investors, or those seeking a low-maintenance lifestyle, this pet-friendly townhome includes condo fees that cover exterior maintenance, snow removal, and lawn care. Property taxes are yet to be assessed, and a New Home Warranty is



included as per the builder's agreement.  
Don't miss this rare opportunity to own a  
brand-new home in one of Calgary's most  
established and well-connected  
neighborhoods!

Built in 2025

**Essential Information**

MLS® #	A2242218
Price	\$499,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,317
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	212 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
# of Garages	2

**Interior**

Interior Features	Granite Counters, Pantry, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	High Efficiency, Floor Furnace
Cooling	Sep. HVAC Units
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Combination

## Additional Information

Date Listed	July 22nd, 2025
Days on Market	5
Zoning	DC

## Listing Details

Listing Office	CIR Realty
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