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

MLS® #A2242218

\$499,900

2 Bedroom, 3.00 Bathroom, 1,317 sqft Residential on 0.00 Acres

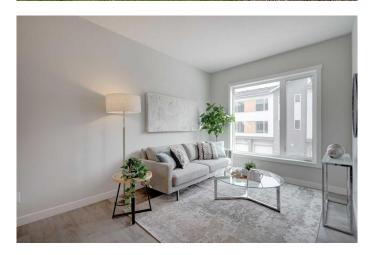
Shawnee Slopes, Calgary, Alberta

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'II discover two generously sized primary bedrooms, each with its own private ensuiteâ€"one with a soaker tub, the other with a sleek walk-in showerâ€"catering to your personal comfort and lifestyle. The contemporary kitchen is equipped with upgraded stainless steel appliances, full-height cabinetry, and plenty of counter spaceâ€"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)

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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