

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

MLS® #A2233015

**\$499,900**

2 Bedroom, 3.00 Bathroom, 1,238 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to this brand new 2025-built townhome located in the highly desirable Shawnee Slopes community of Calgary, Alberta! This modern home features a double tandem attached garage for your convenience. Inside, you'll find two spacious master bedrooms, each with its own ensuite bathroom—one featuring a relaxing bathtub and the other with a sleek shower, offering both options for your comfort. The home boasts upgraded stainless steel appliances and expansive cabinetry, providing plenty of storage and style. The main floor is covered with durable vinyl flooring, while the upstairs offers cozy carpeting. With its prime location in Shawnee Slopes, this home offers easy access to Fish Creek Park, schools, shopping, dining, public transit and the CTrain, making it the perfect blend of luxury and practicality. This community also offers convenient access to Stoney Trail, Macleod Trail, the nearby YMCA, Costco, and quick escapes to the mountains. Whether you're a first-time buyer, investor, or searching for your next home, this pet-friendly property presents a rare opportunity to own a brand-new townhome in one of Calgary's most established and well-connected neighborhoods. \*\*Condo fee includes exterior maintenance, snow removal & grass clippings. Property tax not assessed by city yet. New Home Warranty as per builders agreement. Don't miss out on this amazing opportunity!



Built in 2025

Essential Information

MLS® #	A2233015
Price	\$499,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,238
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	June 20th, 2025
Days on Market	8
Zoning	DC

### **Listing Details**

Listing Office	CIR Realty
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