

# \$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.

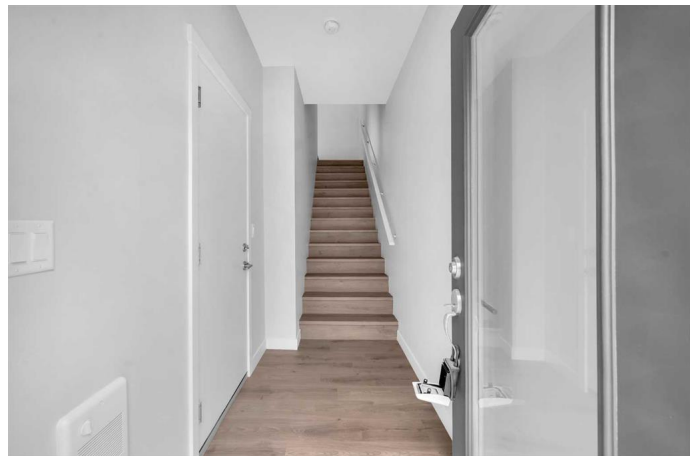
LVP flooring runs throughout the home, and added perks include upper-floor laundry, raised bathroom vanities, and extra garage storage. Located close to transit, C-Train access, major roads, Fish Creek Park, and shopping, this home blends convenience with comfort.

Don't miss your chance to 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	20
Zoning	DC
HOA Fees	1
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Creekside Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.