



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

515 Shawnee Square SW
Calgary, Alberta

MLS # A2222190



\$470,000

Division:	Shawnee Slopes		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,088 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	None	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Metal Siding , Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Be the very first to own this stylish, never-lived-in townhome in the heart of SW Calgary! Built in 2025 and ready for quick possession, this beautifully designed 2-bedroom home offers over 1,000 sq ft of bright, open-concept living—perfect for first-time buyers, investors, or anyone looking for low-maintenance luxury. Step inside to a modern kitchen with rich cabinetry, white quartz countertops, stainless steel appliances, and durable LVP flooring throughout the main level. The open layout flows seamlessly into a cozy dining and living area, ideal for both entertaining and day-to-day living. Enjoy summer evenings on your private balcony—yes, it’s gas-line ready for BBQ season! Upstairs, you’ll find two spacious bedrooms, each with its own private ensuite—a rare and convenient feature. You’ll also love the raised bathroom vanities, upper-floor laundry, and an attached double garage for extra storage and winter convenience. Located in a well-connected, vibrant community just minutes from the CTrain, major roads, shopping, Fish Creek Park, and local restaurants. Pet-friendly with low maintenance living—this is the opportunity you’ve been waiting for. Priced under market value and available now via assignment. Contact Sandy for more details.