



GRASSROOTS
REALTY GROUP

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

14615 Shawnee Gate SW
Calgary, Alberta

MLS # A2223689



\$388,888

Division:	Shawnee Slopes		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,384 sq.ft.	Age:	2009 (16 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Stall, Titled		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 1,240
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: N/A

PRICE REDUCTION - \$16K off this amazing home in the heart of Shawnessy!!! Welcome to one of the most desirable communities in the city, where style meets convenience! Just steps away from the C-TRAIN, Fish Creek Park, top-rated schools, shopping, and every amenity you could need—this location truly has it all. This beautifully upgraded 2-storey executive townhouse offers refined living with modern elegance. The open-concept main floor is bathed in natural light, showcasing rich hardwood floors and a seamless flow between the spacious living, dining, and kitchen areas. The gourmet kitchen is a chef's dream with stainless steel appliances, quartz countertops, an abundance of cabinetry, and a functional L-shaped island with an eating bar—perfect for entertaining! A generously sized den and a stylish half bath complete the main level. Upstairs, retreat to your private primary suite featuring a luxurious 5-piece ensuite, his-and-hers closets, and your own secluded balcony—ideal for morning coffee or evening relaxation. The second bedroom is equally impressive and serviced by a pristine 4-piece bath. This unique unit offers dual access—a front entry leading to a charming street view and a rear exit with easy access to the building's main lobby. Additional features include heated underground parking, a storage locker, and 2 TITLED PARKING STALLS which is very rare. Immaculately maintained and thoughtfully designed, this stunning home is a must-see for anyone seeking the perfect blend of comfort, class, and convenience. This home is great for investors as well as last renters were paying \$2950/mth plus utilities. Don't miss your chance to call Shawnee Gates home—schedule your private showing today!

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