



GRASSROOTS
REALTY GROUP

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

212 Shawnee Square SW
Calgary, Alberta

MLS # A2233015



\$499,900

Division:	Shawnee Slopes		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	High Efficiency, Floor Furnace	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Combination	Utilities:	-
Features:	Granite Counters, Pantry, Walk-In Closet(s)		

Inclusions: N/A

****Open House July 6 Sunday 11.00am to 1.00pm****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!**