



**GRASSROOTS**  
REALTY GROUP

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**436 Shawnee Square SW**  
**Calgary, Alberta**

**MLS # A2233164**



**\$564,999**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,673 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 385
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Storage		
<b>Inclusions:</b>	N/A		

Modern and bright END UNIT townhome in the beautiful community of Shawnee Slopes, offering 3 levels of living space, low condo fees, and an oversized tandem garage. Natural light pours in from three sides, creating a welcoming and airy atmosphere throughout. The main level features a spacious foyer with a coat closet, access to the garage, utility room, and additional storage. The second level showcases an open concept living, dining, and kitchen area, complete with a 2 piece bathroom. The kitchen boasts upgraded stainless steel appliances, expansive cabinetry, central island, quartz counter and sleek modern finishes; all opening onto a large balcony. The main floor is finished with durable vinyl plank flooring, while the upper level features cozy carpeting throughout the bedrooms. Upstairs, you'll find three generously sized bedrooms, including a bright primary suite with its own 3 piece ensuite. A shared 4 piece bathroom, laundry room and plenty of closet space complete the top level. Located in a prime location, this home is just minutes from Fish Creek Park, schools, shopping, dining, public transit, and the CTrain. You'll also enjoy quick access to the newly finished Stoney Trail, Macleod Trail, the nearby YMCA, Costco, and quick access to a weekend getaway to the mountains. Whether you're a first-time homebuyer, investor, or looking for your next home, this pet friendly property presents a rare opportunity to own a like-new townhome in a great SW Calgary neighbourhood!