



GRASSROOTS
REALTY GROUP

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

214 Shawnee Square SW
Calgary, Alberta

MLS # A2238123



\$495,000

Division:	Shawnee Slopes		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,310 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your stylish new home in the community of Shawnee Slopes! This 2025-built, never-lived-in townhome offers the perfect blend of contemporary living and unbeatable convenience. Featuring 2 spacious bedrooms, each with its own ensuite, this home is ideal for professionals, couples, or small families looking for privacy and comfort. The open-concept main floor boasts sleek, modern finishes, a bright and airy layout, and a functional kitchen designed for everyday living and entertaining. Enjoy the perks of a brand-new build without the wait—everything is move-in ready! Located steps away from parks, shopping, and the C-Train station, commuting and daily errands are a breeze. Plus, with quick access to both Macleod Trail and Stoney Trail, getting around the city is fast and simple. Contact your Favourite REALTOR® today to book your private viewing.