



**GRASSROOTS**  
REALTY GROUP

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**212 Shawnee Square SW**  
**Calgary, Alberta**

**MLS # A2242218**



**\$499,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

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

**Inclusions:** none

**\*\*Open House July 26 Saturday 11.30-1.30pm\*\*** Welcome to this stunning, brand-new 2025-built townhome in the sought-after community of Shawnee Slopes, Calgary! This modern residence offers the perfect combination of style, comfort, and convenience. Featuring a double tandem attached garage, the home provides ample parking and storage space. Inside, you'll discover two generously sized primary bedrooms, each with its own private ensuite—one with a soaker tub, the other with a sleek walk-in shower—catering to your personal comfort and lifestyle. The contemporary kitchen is equipped with upgraded stainless steel appliances, full-height cabinetry, and plenty of counter space—ideal for both cooking and entertaining. Durable vinyl plank flooring on the main level adds elegance and resilience, while soft carpeting upstairs creates a cozy retreat. Enjoy the perks of living in Shawnee Slopes, just minutes from Fish Creek Park, top-rated schools, shopping, dining, public transit, and the CTrain. Commuting is effortless with quick access to Stoney Trail, Macleod Trail, the nearby YMCA, Costco, and the scenic route to the mountains. Perfect for first-time buyers, investors, or those seeking a low-maintenance lifestyle, this pet-friendly townhome includes condo fees that cover exterior maintenance, snow removal, and lawn care. Property taxes are yet to be assessed, and a New Home Warranty is included as per the builder's agreement. Don't miss this rare opportunity to own a brand-new home in one of Calgary's most established and well-connected neighborhoods!