



GRASSROOTS
REALTY GROUP

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507 Shawnee Square SW
Calgary, Alberta

MLS # A2263381



\$515,000

Division:	Shawnee Slopes		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,448 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 359
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	Garage Remote		

Discover contemporary living in this brand-new 2025-built townhome, ideally situated in the sought-after community of Shawnee Slopes in Southwest Calgary. With over 1,440 sq ft of thoughtfully designed space, this 3-bedroom, 2.5-bath home seamlessly combines modern style with everyday functionality. The open-concept main floor showcases a sleek, modern kitchen featuring rich cabinetry, premium stainless steel appliances, a built-in pantry, crisp white quartz countertops, and an oversized island that's ideal for casual dining or entertaining. Dedicated west facing dining space and a bright spacious east facing living room allow sunshine to be enjoyed at all times of the day! Durable luxury vinyl plank flooring throughout all three levels creates a clean, cohesive aesthetic, while a neutral colour palette adds to the home's timeless appeal. Step outside to a private west-facing balcony with no neighbours behind, complete with a gas line—perfect for effortless outdoor cooking and relaxation. Upstairs, you'll find a well-appointed primary bedroom with ensuite, two additional well-sized bedrooms, full bath and the convenience of upper-level laundry. Additional highlights include air conditioning rough-in, a custom blind package, upgraded wall tile detailing in upper bathrooms, and an attached, oversized double tandem garage with extra storage and backyard access. Perfectly positioned withing walking distance of both public transit and the CTrain, and near top-rated schools, shopping, dining, and the natural beauty of Fish Creek Park, this location also provides easy access to Stoney and Macleod Trail, the nearby YMCA, Costco and weekend getaways to the mountains. Whether you're a first-time buyer, investor, or looking for your next home, this pet-friendly property is a rare opportunity to own a brand-new townhome in one of

Calgary’s most established and connected neighbourhoods.