



GRASSROOTS
REALTY GROUP

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305 Shawnee Square SW Square SW
Calgary, Alberta

MLS # A2277723



\$480,000

Division:	Shawnee Slopes		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,335 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions:	None
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Welcome to your brand-new 2025-built townhome in SW Calgary, offering over 1,300 sq. ft. of modern living and a double attached garage. This thoughtfully designed home features two spacious primary bedrooms, each with its own ensuite and walk-in closet. The stylish kitchen showcases rich cabinetry, white quartz countertops, and stainless steel appliances, flowing seamlessly into the open dining area. Enjoy morning coffee or summer BBQs on the private balcony with gas hookup. LVP flooring runs throughout the home, and added perks include upper-floor laundry, raised bathroom vanities, and extra garage storage. Located close to transit, C-Train access, major roads, Fish Creek Park, and shopping, this home blends convenience with comfort. Don't miss your chance—book your showing today!