



**450 Shawnee Square SW  
Calgary, Alberta**

**MLS # A2125403**



**\$545,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,315 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Parking Pad, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	\$ 428
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island		

**Inclusions:** n/a

BRAND NEW - NEVER LIVED IN - MOVE IN NOW! Settle into this sunny & spacious 1,314.8 sq ft townhome offering ample room for you and your family to spread out and thrive. With 3 bedrooms and 3 bathrooms, including a master suite sanctuary, every member of the household can enjoy their own private oasis. The heart of the home features a gourmet kitchen where a sleek kitchen island takes center stage, providing the perfect gathering spot for family meals and socializing with friends. Enjoy outdoors on your ground floor patio or upper balcony - both overlooking a serene, mature green belt with long-established trees & lawn. ATTACHED DOUBLE tandem garage and front apron allows for parking for 3 vehicles! Condo fees include: landscaping, snow removal, maintenance management and common insurance.