



**212 Shawnee Square SW
Calgary, Alberta**

MLS # A2308350



\$529,900

Division:	Shawnee Slopes		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,318 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	High Efficiency, Floor Furnace	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 322
Basement:	None	LLD:	-
Exterior:	Composite Siding	Zoning:	DC
Foundation:	Combination	Utilities:	-
Features:	Granite Counters, Pantry, Walk-In Closet(s)		

Inclusions: NA

WELCOME TO THIS STUNNING 2025-BUILT TOWNHOME IN THE HIGHLY DESIRABLE COMMUNITY OF SHAWNEE SLOPES — The Perfect Opportunity for First-Time Home Buyers, Young Professionals, and Busy Lifestyles Seeking Comfort, Convenience, And Low-Maintenance Living. Designed with modern style and functionality in mind, this beautiful home offers the freedom to Enjoy Homeownership Without The Stress Of Snow Shoveling Or Grass Cutting. Condo fees Include Exterior Maintenance, Snow Removal, And Lawn Care, Giving You More Time To Focus On Work, Family, Travel, And The Lifestyle You Love. FEATURING A SPACIOUS DOUBLE TANDEM ATTACHED GARAGE, THERE’S PLENTY OF ROOM FOR PARKING, STORAGE, BIKES, OR OUTDOOR GEAR. Inside, you’ll find two generously sized primary bedrooms, each with its own private ensuite—one with a relaxing soaker tub and the other with a sleek walk-in shower—ideal for roommates, guests, or growing families. The Stylish Contemporary Kitchen Is Equipped With Upgraded Stainless Steel Appliances, Full-Height Cabinetry, And Ample Counter Space, Making Everyday Cooking And Entertaining Effortless. Elegant Vinyl Plank Flooring on the main level offers durability and modern appeal, while plush carpeting upstairs adds warmth and comfort. Located just minutes from Fish Creek Provincial Park, Shopping, Restaurants, Schools, Public Transit, And The Ctrain, This Home Delivers Unbeatable Convenience. QUICK ACCESS TO STONEY TRAIL AND MACLEOD TRAIL MAKES COMMUTING SIMPLE, WHILE NEARBY YMCA AT SHAWNESSY AND COSTCO WHOLESALE ADD EVEN MORE VALUE TO YOUR EVERYDAY LIFESTYLE. (Tenant occupied property 24 hours notice required for showing, between 10am to 5.30pm.)