



GRASSROOTS
REALTY GROUP

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**212 Shawnee Square SW
Calgary, Alberta**

MLS # A2326333



\$499,900

Division:	Shawnee Slopes		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,317 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

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: None

Exterior: Composite Siding

Foundation: Combination

Features: Granite Counters, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 322

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

WELCOME to this stunning home is ready to welcome its next owner! Offering the perfect blend of style, comfort, and value, this is an opportunity you won't want to miss. 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.)
Take advantage of this rare opportunity and make this beautiful home yours!