



GRASSROOTS
REALTY GROUP

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426 Shawnee Square SW
Calgary, Alberta

MLS # A2330194



\$535,000

Division:	Shawnee Slopes		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,498 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 288
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Water filtration system (under kitchen sink), floating shelves in three bedrooms and living room		

Step into this showhome like townhouse, where modern design, exceptional care, and an unbeatable location come together in the highly desirable community of Shawnee Slopes, SW Calgary. Looking and feeling almost brand new, this beautifully maintained home has never had pets or smokers, offering a fresh and immaculate living environment from the moment you walk in. With nearly 1,500 sq ft of thoughtfully designed living space, this 3 bedroom, 2.5 bathroom home perfectly balances style and functionality. The bright open concept main floor features a contemporary kitchen with stainless steel appliances, quartz countertops, a built in pantry, and a large central island that is perfect for everyday meals and gathering with family and friends. Upstairs, the spacious primary bedroom offers a private ensuite, while two additional bedrooms, a full bathroom, and convenient upper level laundry complete the second floor. One of the home's standout features is the private west facing balcony backing onto a peaceful green space with no neighbours behind. It's the perfect place to enjoy your morning coffee or unwind while watching the sunset, and the gas line makes BBQing easy. The oversized tandem double garage provides plenty of room for two vehicles plus additional storage, and the full length driveway offers extra off street parking. The garage also provides direct access to the backyard. Location is everything, and this home truly delivers. Enjoy the rare combination of peaceful surroundings and unbeatable convenience, walk to the CTrain, schools, shopping, restaurants, and everyday amenities, while Fish Creek Provincial Park is just minutes away for endless walking and biking trails. With quick access to Macleod Trail and Stoney Trail, commuting is effortless, and weekend escapes to the Rocky Mountains are always within easy reach. Beautifully maintained and truly

move in ready, this home is perfect for first-time buyers, investors, or anyone looking to enjoy low maintenance living in an exceptional location.