

# \$524,900 - 212 Shawnee Square Sw, Calgary

MLS® #A2221274

**\$524,900**

2 Bedroom, 3.00 Bathroom, 1,238 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

**\*\*Open House TH-212 Shawnee SQ SW on Saturday 12pm-3pm May 24 & Sunday 12:30pm to 3pm May 25. Welcome to this BRAND NEW townhome in the sought-after Shawnee Slopes neighborhood of Calgary, Alberta! This modern home features a double tandem attached garage for your convenience. Inside, you'll find two spacious master bedrooms, each with its own ensuite bathroom—one featuring a relaxing bathtub and the other with a sleek shower, offering both options for your comfort. The home boasts upgraded stainless steel appliances and expansive cabinetry, providing plenty of storage and style. The main floor is covered with durable vinyl flooring, while the upstairs offers cozy carpeting. With its prime location in Shawnee Slopes, this home offers easy access to parks, shopping, and transit, making it the perfect blend of luxury and practicality.**

**\*\*Condo fee includes Property Tax, Water, Gas and other exterior maintenance, snow removal & grass clippings. Only electricity bill is payable by the owner/renter. New Home Warranty as per builders agreement. Don't miss out on this amazing opportunity!**

Built in 2025

## Essential Information

MLS® # A2221274

Price \$524,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,238         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 212 Shawnee Square Sw |
| Subdivision | Shawnee Slopes        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 0T7               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, Pantry, Walk-In Closet(s)                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer<br>Stacked |
| Heating           | Floor Furnace, High Efficiency   |
| Cooling           | Sep. HVAC Units  |
| Basement          | None   |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Lot Description   | Other            |
| Roof              | Asphalt Shingle  |
| Construction      | Composite Siding |

Foundation                      Combination

**Additional Information**

Date Listed                      May 15th, 2025  
Days on Market                7  
Zoning                              DC

**Listing Details**

Listing Office                      CIR Realty

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