

# \$470,000 - 515 Shawnee Square Sw, Calgary

MLS® #A2222190

**\$470,000**

2 Bedroom, 3.00 Bathroom, 1,088 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

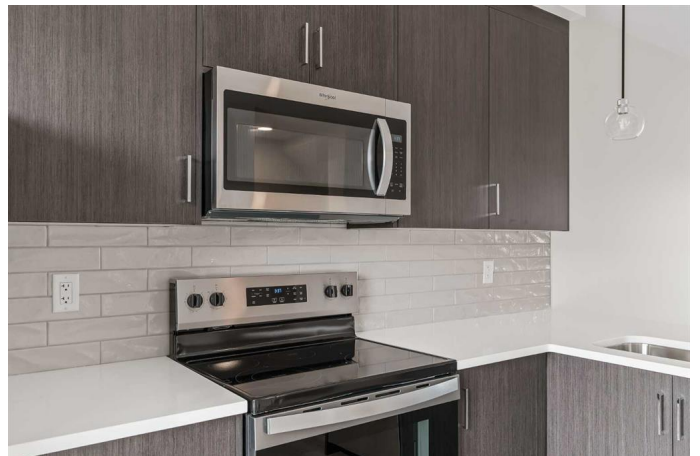
Be the very first to own this stylish, never-lived-in townhome in the heart of SW Calgary! Built in 2025 and ready for quick possession, this beautifully designed 2-bedroom home offers over 1,000 sq ft of bright, open-concept living—perfect for first-time buyers, investors, or anyone looking for low-maintenance luxury.

Step inside to a modern kitchen with rich cabinetry, white quartz countertops, stainless steel appliances, and durable LVP flooring throughout the main level. The open layout flows seamlessly into a cozy dining and living area, ideal for both entertaining and day-to-day living. Enjoy summer evenings on your private balcony—yes, it's gas-line ready for BBQ season!

Upstairs, you'll find two spacious bedrooms, each with its own private ensuite—a rare and convenient feature. You'll also love the raised bathroom vanities, upper-floor laundry, and an attached double garage for extra storage and winter convenience.

Located in a well-connected, vibrant community just minutes from the CTrain, major roads, shopping, Fish Creek Park, and local restaurants. Pet-friendly with low maintenance living—this is the opportunity you've been waiting for.

Priced under market value and available now



via assignment. Contact Sandy for more details.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2222190      |
| Price          | \$470,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,088         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 515 Shawnee Square Sw |
| Subdivision | Shawnee Slopes        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y 0W4               |

**Amenities**

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

**Interior**

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked       |

|          |      |
|----------|------|
| Heating  | None |
| Cooling  | None |
| Basement | None |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, BBQ gas line                    |
| Lot Description   | Landscaped, Backs on to Park/Green Space |
| Roof              | Membrane                                 |
| Construction      | Stucco, Wood Frame, Metal Siding, Stone  |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 140            |
| Zoning         | DC             |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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