

# \$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 livingâ€”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 balconyâ€”yes, itâ€™s gas-line ready for BBQ season!

Upstairs, you'll find two spacious bedrooms, each with its own private ensuiteâ€”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 livingâ€”this is the opportunity youâ€™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	Backs on to Park/Green Space, Landscaped
Roof	Membrane
Construction	Stucco, Wood Frame, Metal Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 17th, 2025
Days on Market	76
Zoning	DC

## Listing Details

Listing Office	The Real Estate District
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