# \$530,000 - 519 Shawnee Square Sw, Calgary

MLS® #A2209461

### \$530,000

3 Bedroom, 3.00 Bathroom, 1,551 sqft Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to this beautifully built 2025 townhome in vibrant SW Calgaryâ€"never lived in and waiting for its very first owner! With over 1,500 sq ft of thoughtfully designed living space, this modern 3-bedroom home offers the perfect blend of style, comfort, and convenience.

The open-concept layout is anchored by a stunning kitchen featuring rich cabinetry, gleaming white quartz countertops, durable LVP flooring, and sleek stainless steel appliances. Neutral tones throughout create a warm, inviting space that's ready for your personal touch. Whether you're sipping your morning coffee at the breakfast bar or enjoying a summer evening BBQ on the balcony (yes, there's a gas line!), this home is made for everyday living and easy entertaining.

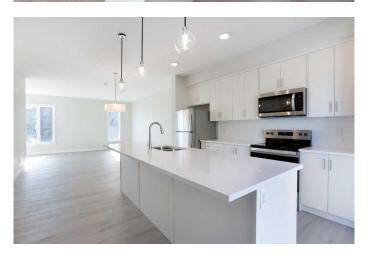
Upstairs, you'II find three generous bedrooms, including a spacious primary retreat. Added bonuses include air conditioning rough-in, raised vanities in the bathrooms, upper-floor laundry, and extra storage in the attached double garage.

The location is unbeatableâ€"close to major roadways, public transit (including the CTrain), shops, restaurants, Fish Creek Park, and everything else you need. And the best part? Pets are welcome!

Don't miss out on this incredible







opportunity to own a brand new townhome in a prime location. Reach out today to book your private tour!

#### Built in 2025

#### **Essential Information**

MLS® # A2209461 Price \$530,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,551 Acres 0.00 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 519 Shawnee Square Sw

Subdivision Shawnee Slopes

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0W4

#### **Amenities**

Amenities Snow Removal, Trash

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Quartz Counters

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Stove(s), Washer/Dryer Stacked

Heating Forced Air, Natural Gas

Cooling Rough-In

Basement None

#### **Exterior**

Exterior Features Balcony, BBQ gas line
Lot Description Landscaped, Corner Lot

Roof Membrane

Construction Metal Siding, Stone, Stucco, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 8th, 2025

Days on Market 42
Zoning DC

## **Listing Details**

Listing Office The Real Estate District

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