

214 Shawnee Square SW  
Calgary, Alberta

MLS # A2238123



**\$495,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 321
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to your stylish new home in the community of Shawnee Slopes! This 2025-built, never-lived-in townhome offers the perfect blend of contemporary living and unbeatable convenience. Featuring 2 spacious bedrooms, each with its own ensuite, this home is ideal for professionals, couples, or small families looking for privacy and comfort. The open-concept main floor boasts sleek, modern finishes, a bright and airy layout, and a functional kitchen designed for everyday living and entertaining. Enjoy the perks of a brand-new build without the wait—everything is move-in ready! Located steps away from parks, shopping, and the C-Train station, commuting and daily errands are a breeze. Plus, with quick access to both Macleod Trail and Stoney Trail, getting around the city is fast and simple. Contact your Favourite REALTOR® today to book your private viewing.