

519 Shawnee Square SW Calgary, Alberta

MLS # A2209461



\$530,000

Division:	Shawnee Slopes		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,551 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 385
Basement:	None	LLD:	-
Exterior:	Metal Siding , Stone, Stucco, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully built 2025 townhome in vibrant SW Calgary—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’ll 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 unbeatable—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!