

# \$564,999 - 436 Shawnee Square Sw, Calgary

MLS® #A2233164

**\$564,999**

3 Bedroom, 3.00 Bathroom, 1,673 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

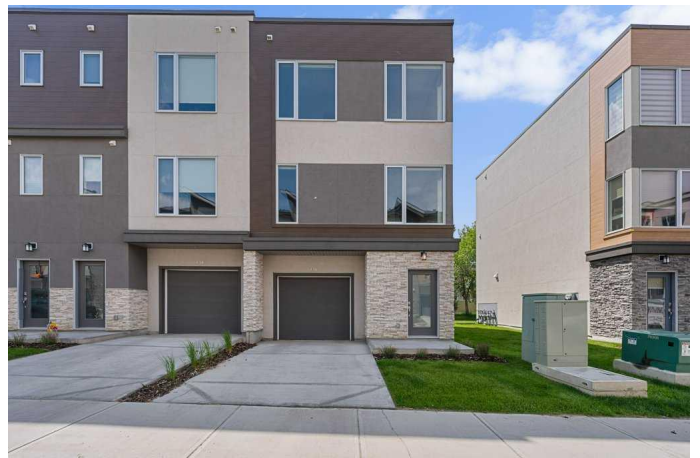
Modern and bright END UNIT townhome in the beautiful community of Shawnee Slopes, offering 3 levels of living space, low condo fees, and an oversized tandem garage.

Natural light pours in from three sides, creating a welcoming and airy atmosphere throughout.

The main level features a spacious foyer with a coat closet, access to the garage, utility room, and additional storage. The second level showcases an open concept living, dining, and kitchen area, complete with a 2 piece bathroom. The kitchen boasts upgraded stainless steel appliances, expansive cabinetry, central island, quartz counter and sleek modern finishes; all opening onto a large balcony. The main floor is finished with durable vinyl plank flooring, while the upper level features cozy carpeting throughout the bedrooms. Upstairs, you'll find three generously sized bedrooms, including a bright primary suite with its own 3 piece ensuite. A shared 4 piece bathroom, laundry room and plenty of closet space complete the top level.

Located in a prime location, this home is just minutes from Fish Creek Park, schools, shopping, dining, public transit, and the CTrain. You'll also enjoy quick access to the newly finished Stoney Trail, Macleod Trail, the nearby YMCA, Costco, and quick access to a weekend getaway to the mountains.

Whether you're a first-time homebuyer, investor, or looking for your next home, this pet friendly property presents a rare opportunity to own a like-new townhome in a great SW



Calgary neighbourhood!

Built in 2023

**Essential Information**

MLS® #	A2233164
Price	\$564,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,673
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	436 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	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas

Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Other
Lot Description	Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Metal Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	12
Zoning	DC

## Listing Details

Listing Office	eXp Realty
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