

# \$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 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!

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	38
Zoning	DC

## Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.