

# \$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   | Corner Lot, Landscaped                   |
| Roof              | Membrane                                 |
| Construction      | Metal Siding, Stone, Stucco, Wood Siding |
| Foundation        | Poured Concrete                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 20              |
| Zoning         | DC              |

## Listing Details

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

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