212 Shawnee Square SW

Calgary | Active | MLS® A2353186

$449,500









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2025**	**1,317 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

*Open House November 21 Saturday 12.30-3pm** Huge Price Reduction For Sale *** 2025-Built Townhome in the highly sought-after community of Shawnee Slopes-the perfect opportunity for FIRST-TIME Home buyers, young professionals, investors, and anyone seeking a Low-Maintenance lifestyle in one of Calgary’s most desirable southwest neighbourhoods.

Thoughtfully designed with style, comfort, and functionality in mind, this beautiful home lets you enjoy homeownership without the hassle of Snow Shoveling or Lawn Care. Condo Fees include exterior maintenance, snow removal, and landscaping, giving you more time to focus on work, family, travel, and the lifestyle you love.

Step inside and discover a spacious Double Tandem Attached Garage with plenty of room for two vehicles, storage, bikes, and outdoor gear. Upstairs, you'll find two generously sized Primary bedrooms, each featuring its own private ensuite. One offers a relaxing soaker tub, while the other includes a modern walk-in shower-an ideal layout for roommates, guests, or growing families.

The heart of the home is the stylish contemporary kitchen, showcasing upgraded stainless steel appliances, full-height cabinetry, generous counter space, and an open-concept design that’s perfect for everyday living and entertaining. The main floor is finished with elegant luxury vinyl plank flooring, while plush carpeting upstairs creates a warm and inviting retreat.
Just minutes from Fish Creek Provincial Park, this home offers unbeatable access to shopping, restaurants, schools, public transit, and the Shawnessy C-Train Station. Quick connections to Stoney Trail and Macleod Trail make commuting effortless, while nearby amenities including the YMCA at Shawnessy and Costco Wholesale add incredible convenience to your everyday lifestyle.

Don’t miss this incredible opportunity to own a nearly new home in one of Calgary’s premier communities. Schedule your private viewing today! ** Vacant Property for Immediate possession & PRICED TO SELL**

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353186
Bedrooms	2
Bathrooms	3
Year Built	2025
Property Type:	Residential
Property Sub Type:	Row/Townhouse

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,317 sq. ft.
Main Level Finished Area:	567.2 sq. ft.
Below Grade Finished Area:	182 sq. ft.
Condo Fee:	$322.00
Condo Fee Includes:	Common Area Maintenance, Reserve Fund Contributions
Acreage:	No
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Top
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2025 (Age: 1)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1

Plan:	2011271
Heating:	High Efficiency, Floor Furnace
Basement:	None
Foundation:	Combination
New Constr.:	No
Construction Material:	Composite Siding
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl
Cooling:	Sep. HVAC Units
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Shawnee Slopes
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A

Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Living Room · 13'9" × 10'9" ·
Main Floor	Kitchen With Eating Area · 12'9" × 10'4" ·
Main Floor	Dining Room · 10'9" × 7'6" ·
Main Floor	Balcony · 10'9" × 6'7" ·
Main Floor	Pantry · 6'10" × 4'6" ·
Upper Level	Bedroom - Primary · 10' × 9'5" ·
Upper Level	Walk-In Closet · 5'11" × 4'11" ·
Upper Level	Bedroom · 9'5" × 9'1" ·
Upper Level	Walk-In Closet · 5'10" × 5' ·
Upper Level	Laundry · 5'4" × 3'3" ·
Lower Level	Entrance · 7'11" × 4'5" ·
Lower Level	Furnace/Utility Room · 13'5" × 4'8" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Granite Counters, Pantry, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	None
Lot Features:	Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	Oct 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/212-shawnee-square-sw-calgary-a2353186/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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