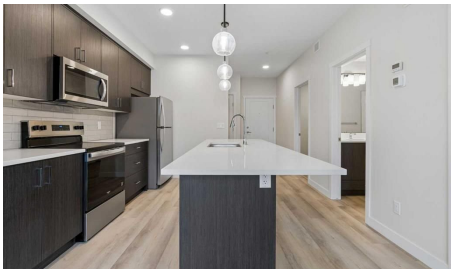
309 655 Shawnee Square SW

Calgary | Active | MLS® A2351504

$284,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2025**	**593.94 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Be the first to call this beautifully finished 1-bedroom plus den condo home. Brand new and never lived in, this third-floor residence in sought-after Shawnee Slopes combines contemporary style, flexible living space, and immediate possession.

The bright, open-concept interior features luxury vinyl plank flooring throughout the main living areas, complemented by rich dark-wood cabinetry and modern finishes. At the heart of the home, the kitchen offers quartz countertops, stainless steel appliances, and a central island with breakfast-bar seating-an inviting space for morning coffee, casual meals, or entertaining.

Natural light fills the spacious living area, which opens onto a private balcony for an effortless extension of your living space. The comfortable primary bedroom offers a peaceful retreat, while the versatile den is ideal for a home office, guest space, or creative studio. A full bathroom with quartz countertops and a tub/shower combination, along with convenient in-suite laundry, completes the thoughtfully designed interior.

A rare offering, this condo includes two titled underground parking stalls and two titled storage units. The pet-friendly building also provides visitor parking.

Monthly condo fees are just $314.94 and include heat, water, sewer, garbage and recycling, exterior maintenance, reserve fund contributions, snow removal, underground parkade maintenance, and professional management.

Enjoy an exceptional location minutes from Fish Creek Provincial Park, LRT access, Macleod Trail, and the shops, restaurants, and everyday conveniences of Shawnessy. With stylish finishes, valuable extras, and everything ready from day one, this is an opportunity that stands apart.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351504
Bedrooms	1
Bathrooms	1
Year Built	2025
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	593.94 sq. ft.
Condo Fee:	$314.94
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Maintenance Grounds, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Other
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2025 (Age: 1)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	2011271
Heating:	Baseboard

Builder:	GRAYWOOD DEVELOPMENTS
New Constr.:	Yes
Construction Material:	Mixed, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Shawnee Slopes
Amenities:	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 11'5" × 8'8" ·
Main Floor	Living Room · 11'11" × 10'10" ·
Main Floor	Den · 8'10" × 6'9" ·
Main Floor	Laundry · 6'8" × 3'11" ·

Main Floor	Balcony · 9'6" × 6'6" ·
Main Floor	Bedroom - Primary · 8'10" × 8'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Exterior Features:	BBQ gas line
Patio And Porch Features:	Enclosed
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/309-655-shawnee-square-sw-calgary-a2351504/

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