312 655 Shawnee Square SW

Calgary | Active | MLS® A2351511

$363,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2025**	**865.68 sq. ft.**

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Listed by The Real Estate District

A closer look

Enter into a fresh start in this brand-new, never-occupied two-bedroom plus den condo in desirable Shawnee Slopes. Set on the third floor and available for immediate possession, this bright and modern home offers a versatile layout designed for comfortable everyday living.

Light-toned flooring carries through the open-concept living spaces, pairing beautifully with crisp white cabinetry and contemporary finishes. The well-designed kitchen features quartz countertops, stainless steel appliances, and a central island with breakfast-bar seating-perfect for preparing meals, entertaining friends, or enjoying a relaxed morning coffee.

Large windows bring an abundance of natural light into the spacious living room, while the private balcony provides a welcoming outdoor retreat. The primary bedroom offers a comfortable place to unwind, and the second bedroom provides excellent flexibility for family or guests. A separate den creates even more possibilities as a home office, study, hobby room, or additional guest space.

The home also features 2 full bathrooms with quartz countertops and a tub-and-shower combination in the main bathroom, and a walk-in shower in the primary ensuite, along with the convenience of in-suite laundry.

Adding exceptional value are two titled underground parking stalls and two titled storage units-an uncommon and highly desirable combination. Visitor parking is available, and the building is pet-friendly.

Monthly condo fees are in the low $400s and include heat, water, sewer, garbage and recycling, exterior maintenance, reserve fund contributions, snow removal, underground parkade maintenance, and professional management.

Located just minutes from Fish Creek Provincial Park, the LRT, Macleod Trail, and the shops, restaurants, and daily conveniences of Shawnessy, this move-in-ready home brings together modern design, valuable extras, and an exceptionally convenient location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351511
Bedrooms	2
Bathrooms	2
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:	865.68 sq. ft.
Condo Fee:	$464.12
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Maintenance Grounds, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
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:	6
Year built:	2025 (Age: 1)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1

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:	Yes
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 · 10'8" × 10'8" ·
Main Floor	Living Room · 13'4" × 10'8" ·

Main Floor	Den · 8'6" × 6'9" ·
Main Floor	Laundry · 3'11" × 2'11" ·
Main Floor	Balcony · 10'11" × 7'6" ·
Main Floor	Bedroom - Primary · 11'2" × 10'7" ·
Main Floor	Dining Room · 10'8" × 8'4" ·
Main Floor	Bedroom · 8'11" × 8'6" ·
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/312-655-shawnee-square-sw-calgary-a2351511/

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