

# \$547,500 - 408 Shawnee Square Sw, Calgary

MLS® #A2117182

**\$547,500**

3 Bedroom, 3.00 Bathroom, 1,452 sqft  
Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

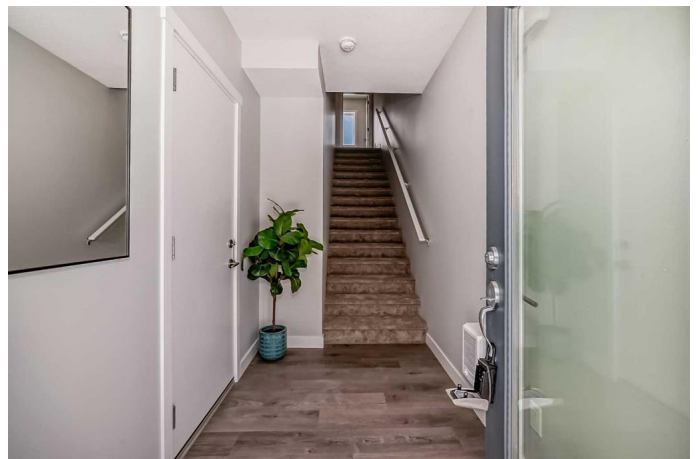
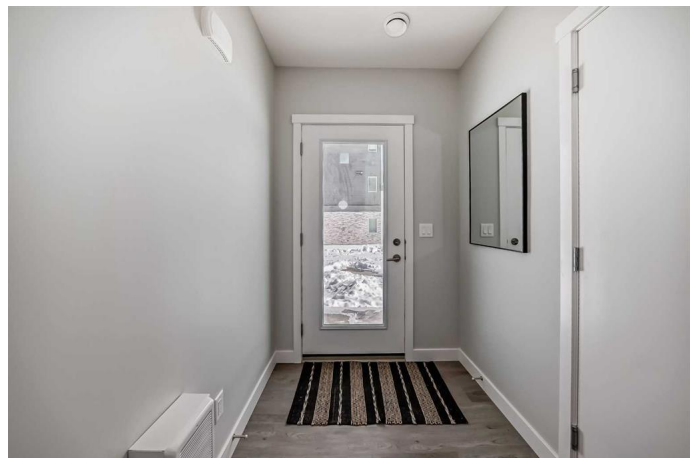
Hello, Gorgeous! Say hello to luxury living in Calgary's SW with this stunning brand-new townhome in the vibrant community of Shawnee Park! Boasting 1452 SQFT of never-lived-in space, this 3 bed, 2.5 bath gem is perfect for those seeking comfort, convenience, and contemporary style.

**Prime Location:** Situated just minutes from the Stoney Trail ring road and a short walk to Shawnessy LRT station, this home offers unparalleled accessibility to downtown and all corners of the city. Ideal for commuters and urban adventurers alike!

**Chic Design & Modern Features:** Step inside to discover a grand entrance, 9-foot ceilings, and sleek vinyl plank flooring, setting the stage for elegance at every turn. The open-concept main floor dazzles with a bright eating area leading to an outdoor patio with a gas hookup for your BBQ – perfect for alfresco dining and entertaining!

**Gourmet Kitchen:** Prepare to be wowed by the gourmet kitchen, complete with a sprawling quartz island, abundant cabinetry, pot lights, and stainless-steel appliances. Cooking has never been more enjoyable or stylish!

**Inviting Living Spaces:** Relax and unwind in the spacious living room, bathed in natural light streaming through large windows. A large walk-in closet and powder room add



practicality and convenience to the main level.

Serene Retreats: Upstairs, retreat to your tranquil primary bedroom, boasting an ensuite with a quartz vanity and a luxurious stand-alone shower featuring 2 seating benches. Two additional bedrooms, one which would be perfect for a nursery or home office, a laundry closet with stacked appliances, and a 4-piece bath complete the second level.

Attached Tandem Garage & More: Parking is a breeze with the attached tandem garage, offering space for 2 cars, storage, and easy access to the rear of the home. Outside, explore the complex's walking paths, parks, and the nearby natural beauty of Fish Creek Park.

Don't miss your chance to experience luxury living at its finest in Shawnee Park!

Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2117182      |
| Price          | \$547,500     |
| Sold Price     | \$540,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,452         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 408 Shawnee Square Sw |
| Subdivision | Shawnee Slopes        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2H 2H8               |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Park                           |
| Parking Spaces | 3                              |
| Parking        | Double Garage Attached, Tandem |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | None                                                                                                                         |
| Basement          | None                                                                                                                         |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting             |
| Lot Description   | Landscaped                                  |
| Roof              | Flat Torch Membrane                         |
| Construction      | Composite Siding, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2024 |
| Date Sold      | May 29th, 2024   |
| Days on Market | 64               |
| Zoning         | DC               |
| HOA Fees       | 0.00             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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