

\$595,000 - 456 Shawnee Square Sw, Calgary

MLS® #A2139569

\$595,000

3 Bedroom, 3.00 Bathroom, 1,651 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Price Reduced, Welcome to the dream townhouse in the heart of Shawnee Slopes. This stunning corner unit with 3 bedrooms and 2-and-a-half bathrooms boasts an inviting open floor concept, high ceilings, and luxurious modern upgrades throughout. This 3-bed, 2.5-bath gem is perfect for those seeking comfort, convenience, and contemporary style. 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! The gourmet kitchen, complete with a sprawling quartz island, abundant cabinetry, pot lights, and stainless-steel appliances, makes cooking more enjoyable and stylish than ever.

Relax and unwind in the spacious living room, bathed in natural light streaming through large windows. 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 of 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. Situated just minutes from the Stoney Trail ring road and a short walk to Fish creek LRT station, this home offers unparalleled accessibility to downtown and all corners of the city. Ideal for commuters and urban adventurers alike

Built in 2024

Essential Information

MLS® #	A2139569
Price	\$595,000
Sold Price	\$590,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,651
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	456 Shawnee Square Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0W4

Amenities

Amenities	Dog Park, Park, Playground
Parking Spaces	3
Parking	Double Garage Attached, Driveway

Interior

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

Exterior

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

Additional Information

Date Listed	June 8th, 2024
Date Sold	June 22nd, 2024
Days on Market	14
Zoning	DC
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Skyrock
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.