

**305 Shawnee Square SW**  
**Calgary, Alberta**

**MLS # A2277723**



**\$469,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,335 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 321
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** None

Welcome to your brand-new 2025-built townhome in SW Calgary, offering over 1,300 sq. ft. of modern living and a double attached garage. This thoughtfully designed home features two spacious primary bedrooms, each with its own ensuite and walk-in closet. The stylish kitchen showcases rich cabinetry, white quartz countertops, and stainless steel appliances, flowing seamlessly into the open dining area. Enjoy morning coffee or summer BBQs on the private balcony with gas hookup. LVP flooring runs throughout the home, and added perks include upper-floor laundry, raised bathroom vanities, and extra garage storage. Located close to transit, C-Train access, major roads, Fish Creek Park, and shopping, this home blends convenience with comfort. Don't miss your chance—book your showing today!