

**515 Shawnee Square SW**  
**Calgary, Alberta**

**MLS # A2222190**



**\$480,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	None	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 321
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Be the very first to own this stylish, never-lived-in townhome in the heart of SW Calgary! Built in 2025 and ready for quick possession, this beautifully designed 2-bedroom home offers over 1,000 sq ft of bright, open-concept living—perfect for first-time buyers, investors, or anyone looking for low-maintenance luxury. Step inside to a modern kitchen with rich cabinetry, white quartz countertops, stainless steel appliances, and durable LVP flooring throughout the main level. The open layout flows seamlessly into a cozy dining and living area, ideal for both entertaining and day-to-day living. Enjoy summer evenings on your private balcony—yes, it’s gas-line ready for BBQ season! Upstairs, you’ll find two spacious bedrooms, each with its own private ensuite—a rare and convenient feature. You’ll also love the raised bathroom vanities, upper-floor laundry, and an attached double garage for extra storage and winter convenience. Located in a well-connected, vibrant community just minutes from the CTrain, major roads, shopping, Fish Creek Park, and local restaurants. Pet-friendly with low maintenance living—this is the opportunity you’ve been waiting for. Priced under market value and available now via assignment. Contact Sandy for more details.