

**107 Shawnee Square SW
Calgary, Alberta**

MLS # A2268566



\$460,000

Division: Shawnee Slopes

Type: Residential/Other

Style: 3 (or more) Storey

Size: 1,320 sq.ft. **Age:** 2025 (1 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Double Garage Attached

Lot Size: -

Lot Feat: Landscaped

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Membrane

Condo Fee: \$ 257

Basement: None

LLD: -

Exterior: Metal Siding , Stone, Stucco, Wood Siding

Zoning: DC

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

Built in 2025 and ready for quick possession, this stylish, never-lived-in 2-bedroom home offers just over 1,300 sq. ft. of bright, open-concept living — perfect for first-time buyers, investors, or anyone seeking low-maintenance modern living. Step into a beautifully designed kitchen featuring rich cabinetry, white quartz countertops, stainless steel appliances, and durable luxury vinyl plank flooring that flows throughout the main level. The open layout connects seamlessly to the dining and living areas — an inviting space for both entertaining and everyday comfort. Enjoy summer evenings on your private balcony (gas line ready for BBQ season!) and appreciate thoughtful details throughout, including raised bathroom vanities, upper-floor laundry, and a double attached garage offering extra storage and winter convenience. Upstairs, both bedrooms feature their own private ensuite — a rare find that adds flexibility and privacy. Located in a vibrant SW Calgary community, just minutes from the CTrain, major roadways, shopping, Fish Creek Park, and local restaurants. Pet-friendly and low-maintenance, this townhome combines comfort, convenience, and value — an incredible opportunity to own new without the wait.