

\$475,000 - 107 Shawnee Square Sw, Calgary

MLS® #A2268566

\$475,000

2 Bedroom, 3.00 Bathroom, 1,320 sqft
Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

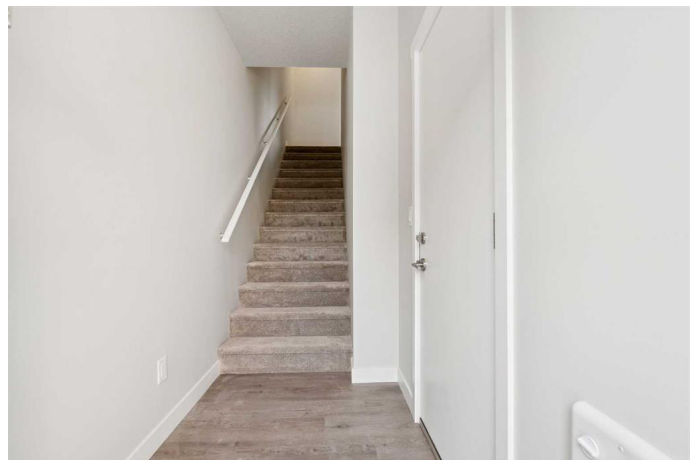
Built in 2025 and ready for quick possession, this stylish, never-lived-in 2-bedroom home offers just over 1,300 sq. ft. of bright, open-concept living — perfect for first-time buyers, investors, or anyone seeking low-maintenance modern living.

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.



Built in 2025

Essential Information

MLS® #	A2268566
Price	\$475,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,320
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	107 Shawnee Square Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0W4

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Landscaped
Roof	Membrane
Construction	Metal Siding, Stone, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	7
Zoning	DC

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.