



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**408 SHAWNEE Square, Calgary T2H 2H8**

MLS®#: **A2117182** Area: **Shawnee Slopes** Listing Date: **03/26/24** List Price: **\$547,500**  
Status: **Active** County: **Calgary** Change: **-\$3k, 03-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2024**

Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,451**  
Low Sqft:  
Ttl Sqft: **1,451**

DOM

**54**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **3**  
Garage Sz: **2**

Access:  
Lot Feat:  
Park Feat:

**Landscaped**  
**Double Garage Attached,Tandem**

Utilities and Features

Roof: **Flat Torch Membrane**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Composite Siding,Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Stone Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Walk-In Closet	Main	5`5" x 5`3"	Dining Room	Main	8`0" x 11`5"
Kitchen	Main	14`5" x 13`3"	Living Room	Main	11`4" x 11`6"
Bedroom	Upper	9`6" x 8`8"	Bedroom	Upper	7`9" x 8`3"
Laundry	Upper	4`7" x 3`3"	4pc Bathroom	Upper	4`11" x 7`11"
Bedroom - Primary	Upper	10`5" x 11`5"	2pc Bathroom	Main	4`11" x 5`3"
3pc Ensuite bath	Upper	4`11" x 9`1"	Entrance	Lower	8`6" x 5`5"

Legal/Tax/Financial

Condo Fee:  
\$428

Title:  
Fee Simple  
Fee Freq:  
Monthly

Zoning:  
DC

Legal Desc:  
2011271

Remarks

Pub Rmks:

Hello, Gorgeous! Say hello to luxury living in Calgary's SW with this stunning brand-new townhome in the vibrant community of Shawnee Park! Boasting 1452 SQFT of never-lived-in space, this 3 bed, 2.5 bath gem is perfect for those seeking comfort, convenience, and contemporary style. Prime Location: Situated just minutes from the Stoney Trail ring road and a short walk to Shawnessy LRT station, this home offers unparalleled accessibility to downtown and all corners of the city. Ideal for commuters and urban adventurers alike! Chic Design & Modern Features: 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! Gourmet Kitchen: Prepare to be wowed by the gourmet kitchen, complete with a sprawling quartz island, abundant cabinetry, pot lights, and stainless-steel appliances. Cooking has never been more enjoyable or stylish! Inviting Living Spaces: Relax and unwind in the spacious living room, bathed in natural light streaming through large windows. A large walk-in closet and powder room add practicality and convenience to the main level. Serene Retreats: 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 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. Don't miss your chance to experience luxury living at its finest in Shawnee Park!

Inclusions:  
Property Listed By:

None  
Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















