



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**450 SHAWNEE Square, Calgary T2Y 0T7**

MLS® #: **A2125403** Area: **Shawnee Slopes** Listing Date: **04/23/24** List Price: **\$550,000**  
Status: **Active** County: **Calgary** Change: **None** 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: **1,314**  
Low Sqft:  
Ttl Sqft: **1,314**

DOM

**26**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Concrete Driveway, Double Garage Attached, Parking Pad, Tandem**

Utilities and Features

Roof: **See Remarks**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Composite Siding, Stone, Wood Frame**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Oven, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator**  
Int Feat: **Built-in Features, Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`4" x 11`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 13`3"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`1" x 11`6"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>9`1" x 4`11"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`3" x 11`5"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`11" x 7`11"</b>	<b>Laundry</b>	<b>Second</b>	<b>3`3" x 4`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`5" x 8`8"</b>	<b>Bedroom</b>	<b>Second</b>	<b>7`9" x 8`3"</b>
<b>Entrance</b>	<b>Lower</b>	<b>8`5" x 5`5"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>6`6" x 5`10"</b>

Legal/Tax/Financial

Condo Fee:  
**\$428**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **2011271**

Remarks

Pub Rmks: **Step into urban luxury living with this spacious 1,314.8 sq ft townhome offering ample room for you and your family to spread out and thrive. With 3 bedrooms and 3 bathrooms, including a master suite sanctuary, every member of the household can enjoy their own private oasis within the comfort of home. Entertain in the gourmet kitchen where a sleek kitchen island takes center stage, providing the perfect gathering spot for family meals and socializing with friends. Luxury living isn't just about the interiors, outdoor living is just as important. Step outside onto your private terrace and soak in the sunshine and mature foliage as a peaceful backdrop.**

Inclusions: **n/a**  
Property Listed By: **Stonemere Real Estate Solutions**

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













