



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**456 SHAWNEE Square, Calgary T2Y 0W4**

MLS®#: **A2126873** Area: **Shawnee Slopes** Listing Date: **04/28/24** List Price: **\$605,000**  
Status: **Active** County: **Calgary** Change: **-\$1,000, 31-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: **1,651**  
Low Sqft:  
Ttl Sqft: **1,651**

DOM

**34**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **City Lot**  
Park Feat: **Double Garage Attached,Driveway**

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

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 12`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`10" x 12`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	
<b>2pc Bathroom</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>14`4" x 6`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`11" x 10`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 9`0"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$429

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

2011271

Remarks

Pub Rmks:

Welcome to the dream townhouse in the heart of Shawnee Slopes. This stunning corner unit with 3 bedrooms and 2-and-a-half bathrooms boasts an inviting open floor concept, high ceilings, and luxurious modern upgrades throughout. This 3-bed, 2.5-bath gem is perfect for those seeking comfort, convenience, and contemporary style. 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! The gourmet kitchen, complete with a sprawling quartz island, abundant cabinetry, pot lights, and stainless-steel appliances, makes cooking more enjoyable and stylish than ever. Relax and unwind in the spacious living room, bathed in natural light streaming through large windows. 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 of 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. 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

Inclusions:

N/A

Property Listed By:

Skyrock

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

















