

# \$498,000 - 444 Shawnee Square Sw, Calgary

MLS® #A2271554

**\$498,000**

3 Bedroom, 3.00 Bathroom, 1,455 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to Your Dream Townhouse in Shawnee Slopes!

Discover contemporary living at its finest in this never-lived-in 3-bedroom, 2.5-bath townhouse offering 1,452 SQFT of stylish, thoughtfully designed space. Nestled in the heart of Shawnee Park, this home combines modern finishes, functional layout, and a prime location—perfect for professionals, families, and urban explorers alike.

## ? Unbeatable Location

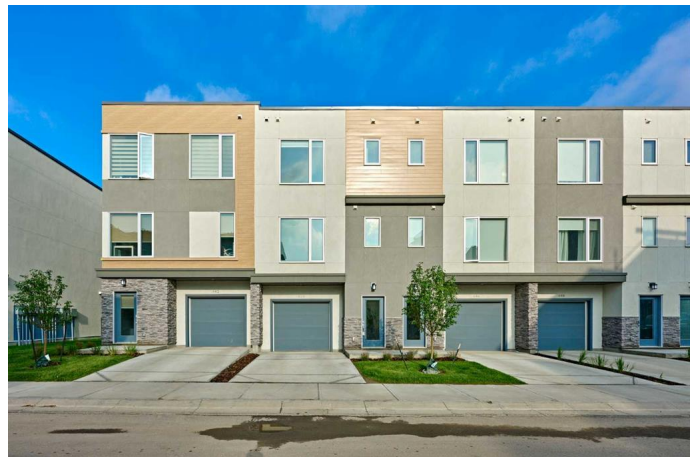
Enjoy seamless access to the Stoney Trail ring road and just a short walk to the Shawnessy LRT station, making downtown commutes and cross-city travel a breeze. Shopping, dining, schools, and parks are all within easy reach.

## ?? Stylish & Modern Interior

Step into a grand foyer with 9-foot ceilings and luxury vinyl plank flooring throughout the main level. The open-concept layout features a bright dining area with direct access to a private outdoor patio—complete with a gas hookup for your BBQ, perfect for entertaining.

## ?? Chef-Inspired Kitchen

Love to cook? You™ll fall for the gourmet kitchen showcasing a massive quartz island, stainless steel appliances, pot lighting, and ample cabinet space—a perfect blend of style and function.



?? Bright & Inviting Living Room

The spacious living area is flooded with natural light through large windows, offering a warm and welcoming atmosphere. A powder room and walk-in closet on the main floor add convenience and practicality.

?? Peaceful Upstairs Retreat

Upstairs, unwind in the serene primary suite featuring a private ensuite with quartz vanity and a luxurious stand-alone shower with dual seating benches. Two additional bedrooms—ideal for guests, a nursery, or a home office—plus a stacked laundry closet and a full 4-piece bathroom complete the second level.

?? Tandem Attached Garage

The attached tandem garage offers secure parking for two vehicles and additional storage space, with convenient access to the rear of the home.

?? Nature & Community at Your Doorstep

Step outside to enjoy beautiful walking paths, green spaces, and easy access to the natural wonders of Fish Creek Park.

?? Don’t miss your opportunity to own a turnkey home in sought-after Shawnee Park. Luxury, location, and lifestyle—this one has it all!

Built in 2023

Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2271554  |
| Price      | \$498,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,455         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 444 Shawnee Square Sw |
| Subdivision | Shawnee Slopes        |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2Y0W4                |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Visitor Parking                            |
| Parking Spaces | 3                                          |
| Parking        | Double Garage Attached, Garage Door Opener |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Quartz Counters                                                         |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                                               |
| Cooling           | None                                                                                                  |
| Basement          | None                                                                                                  |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line                   |
| Lot Description   | Landscaped, Street Lighting    |
| Roof              | Flat Torch Membrane            |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2025 |
| Days on Market | 1                   |
| Zoning         | DC                  |
| HOA Fees Freq. | ANN                 |

**Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Skyrock |
|----------------|---------|

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