

\$388,888 - 14615 Shawnee Gate Sw, Calgary

MLS® #A2223689

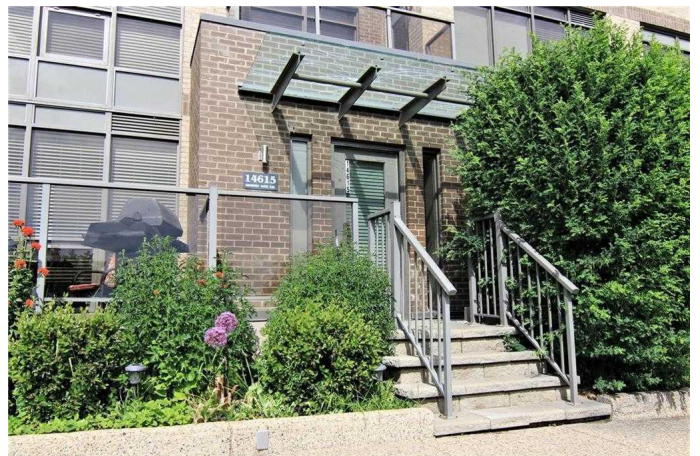
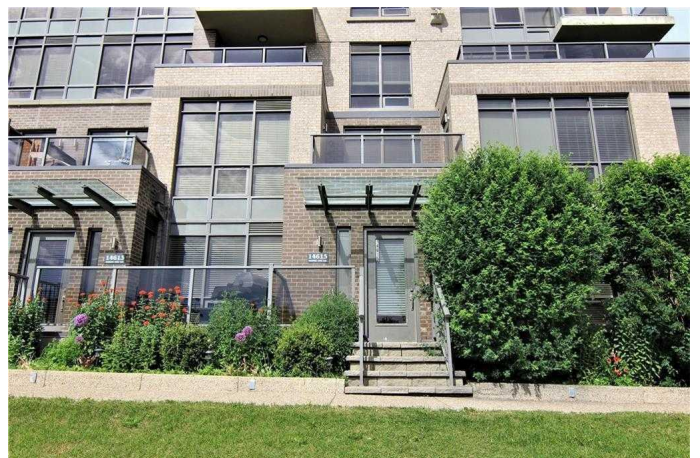
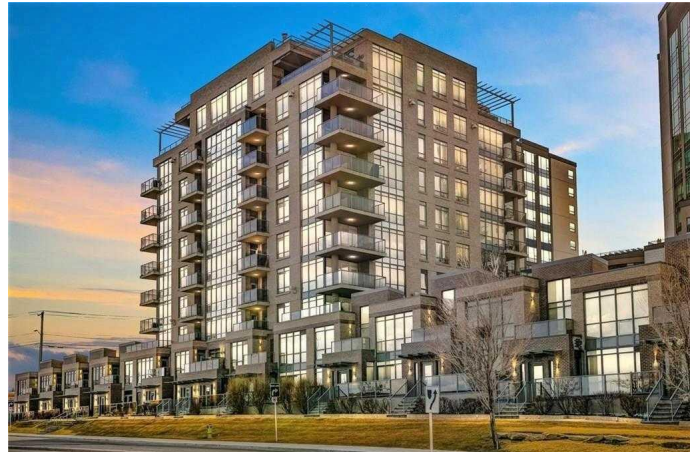
\$388,888

3 Bedroom, 3.00 Bathroom, 1,384 sqft
Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

PRICE REDUCTION - \$16K off this amazing home in the heart of Shawnessy!!! Welcome to one of the most desirable communities in the city, where style meets convenience! Just steps away from the C-TRAIN, Fish Creek Park, top-rated schools, shopping, and every amenity you could need—this location truly has it all. This beautifully upgraded 2-storey executive townhouse offers refined living with modern elegance. The open-concept main floor is bathed in natural light, showcasing rich hardwood floors and a seamless flow between the spacious living, dining, and kitchen areas. The gourmet kitchen is a chef's dream with stainless steel appliances, quartz countertops, an abundance of cabinetry, and a functional L-shaped island with an eating bar—perfect for entertaining! A generously sized den and a stylish half bath complete the main level. Upstairs, retreat to your private primary suite featuring a luxurious 5-piece ensuite, his-and-hers closets, and your own secluded balcony—ideal for morning coffee or evening relaxation. The second bedroom is equally impressive and serviced by a pristine 4-piece bath.

This unique unit offers dual access—a front entry leading to a charming street view and a rear exit with easy access to the building's main lobby. Additional features include heated underground parking, a storage locker, and 2



TITLED PARKING STALLS which is very rare. Immaculately maintained and thoughtfully designed, this stunning home is a must-see for anyone seeking the perfect blend of comfort, class, and convenience. This home is great for investors as well as last renters were paying \$2950/mth plus utilities.

Don't miss your chance to call Shawnee Gates home"schedule your private showing today!

Built in 2009

Essential Information

MLS® #	A2223689
Price	\$388,888
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,384
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	14615 Shawnee Gate Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0K4

Amenities

Amenities	Elevator(s), Secured Parking, Storage
Parking Spaces	2

Parking Heated Garage, Parkade, Stall, Titled

Interior

Interior Features No Smoking Home, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance

Appliances Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Dishwasher, Gas Stove

Heating Natural Gas, Fan Coil

Cooling Central Air

Basement None

Exterior

Exterior Features Balcony

Lot Description Landscaped, Low Maintenance Landscape

Roof Metal

Construction Concrete, Brick

Foundation Poured Concrete

Additional Information

Date Listed May 24th, 2025

Days on Market 76

Zoning DC

Listing Details

Listing Office KIC Realty

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