

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

MLS® #A2223689

**\$388,888**

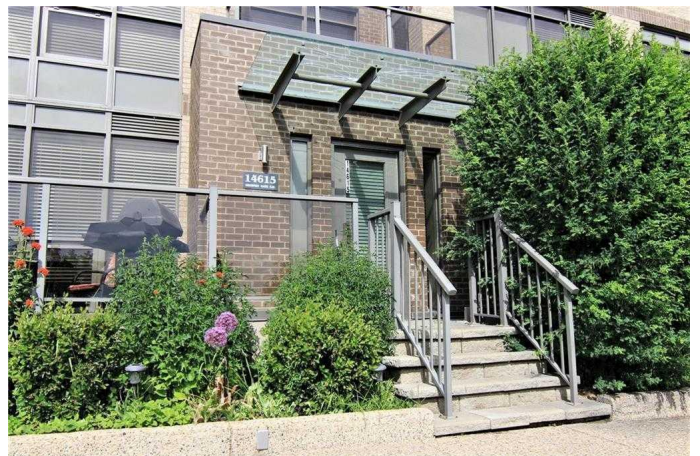
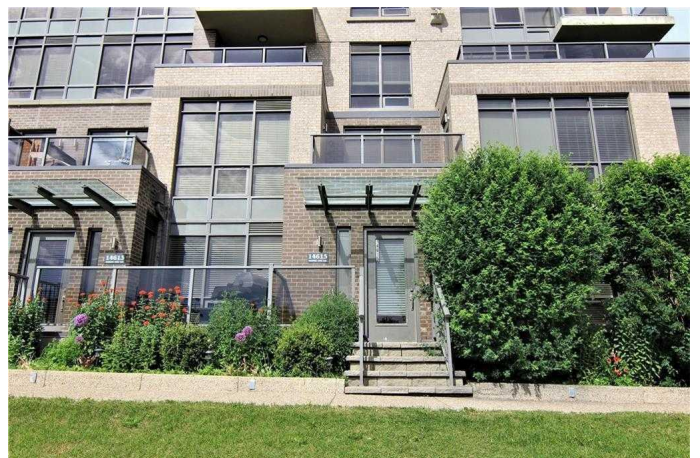
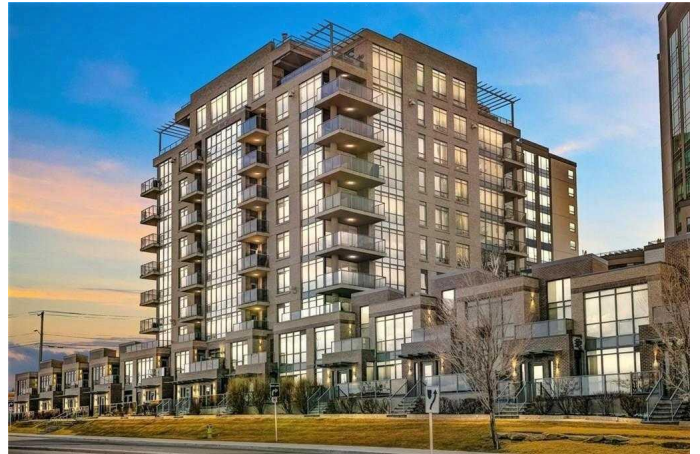
3 Bedroom, 3.00 Bathroom, 1,384 sqft

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 | 71             |
| Zoning         | DC             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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