

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

MLS® #A2223689

**\$388,888**

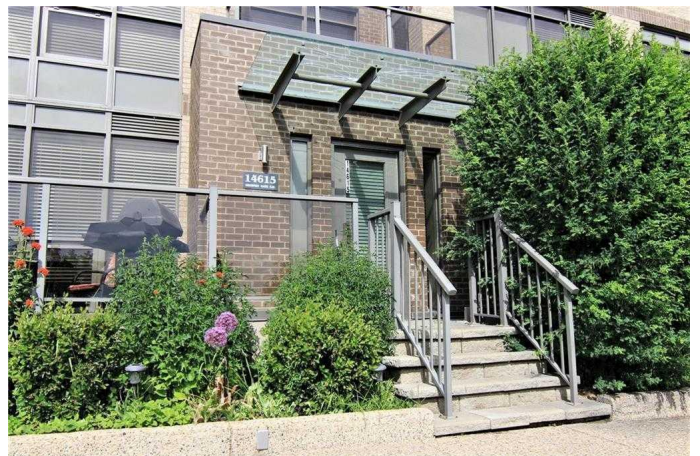
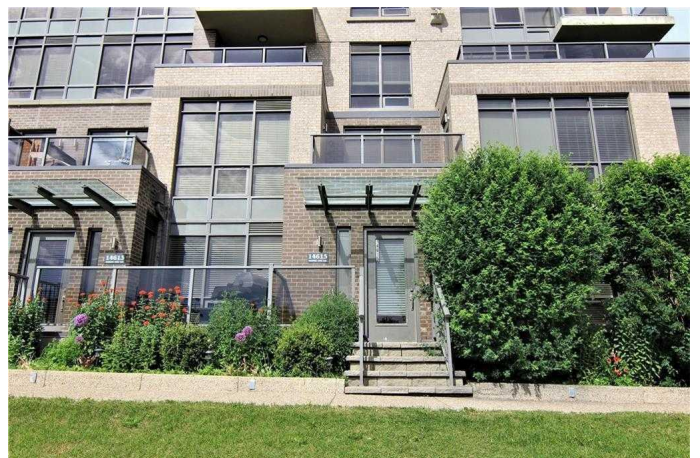
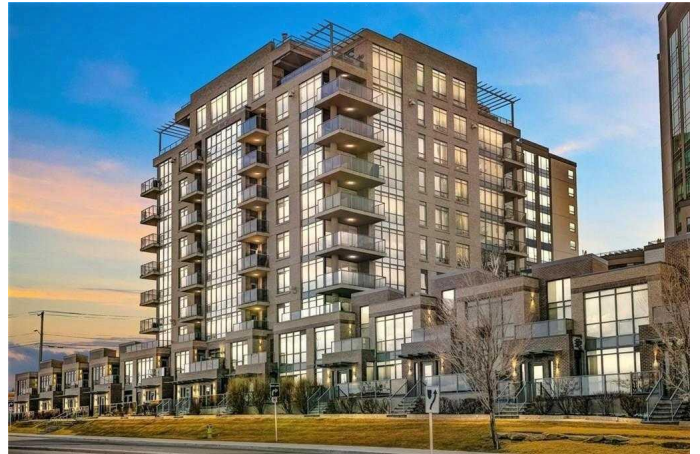
3 Bedroom, 3.00 Bathroom, 1,384 sqft

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	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Fan Coil
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Metal
Construction	Brick, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	May 24th, 2025
Days on Market	52
Zoning	DC

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.