



GRASSROOTS
REALTY GROUP

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301, 150 Shawnee Square SW
Calgary, Alberta

MLS # A2213302



\$419,900

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	791 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 437
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: none

2 BEDS | 2 BATHS | WEST FACING | PRIVATE BALCONY | NEARBY ELEMENTARY, JUNIOR HIGH & HIGH SCHOOL | ESTABLISHED RETAIL AMENITIES | PARK, PLAYGROUND AND MUCH MORE. You will love this condo. Walking in, it's modern and bright with big windows, 9 ft ceilings, vinyl plank flooring and open concept. The kitchen has everything you will need to enjoy cooking, SS appliances, quartz counters, an island with a seating area and plenty of cabinet and counter space. The 2 bdrms are on opposite sides, with the primary being spacious enough to fit your king-size bed, 3-piece ensuite with quartz counter, and walk-in closet. The other bdrm is also a good size and another 4-piece bath with quartz counter and soaking tub. The covered balcony is spacious and makes it easy to enjoy a coffee and BBQ's. You'll have access to a titled underground parking stall and storage unit. The condo is close to Fish Creek Provincial Park (IDEAL FOR WALKS, JOGGING, OUTDOOR RECREATION), Canyon Meadows C-train station, and EB at Fish Creek-Lacombe Station. Playgrounds, St. Mary's University, and Shawnessy Shopping Centre. Macleod Trail is easily accessible. This is a great investment, or a first-time home; it's a win-win.