



GRASSROOTS
REALTY GROUP

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313, 200 Shawnee Square SW
Calgary, Alberta

MLS # A2216204



\$375,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	781 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		
Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Mixed, Stone	Zoning:	DC
Foundation:	-	Utilities:	-

Features: High Ceilings, Kitchen Island, Open Floorplan

Inclusions: N/A

Welcome to this stunning 2-bedroom, 2-bathroom condo, located in the highly sought-after community of Shawnee Slopes—perfect for first-time buyers, move-up buyers, and investors alike! Boasting 781 sq. ft. of beautifully designed living space, this home offers an open-concept layout with 9-foot ceilings that create a spacious and airy feel. The south-facing windows flood the unit with natural sunlight, keeping the interior bright and inviting while staying cool in the summer thanks to the smart design that avoids direct sunlight. Step inside to a modern, gourmet kitchen that is sure to impress, featuring full-height white cabinets, sleek caesarstone countertops, and a stunning granite backsplash. The microwave/hood vent combo maximizes cupboard space, and stainless steel appliances make this kitchen both stylish and functional. A central island with extra storage provides additional prep space, perfect for both cooking and entertaining. The living area is equally impressive, with plenty of room to relax or host guests, leading to your own private balcony, ideal for morning coffee or evening relaxation. The balcony even comes with a gas hookup, making BBQ season a breeze! Throughout the condo, luxury vinyl plank flooring adds a touch of elegance and durability. The primary bedroom is a peaceful retreat, offering a large walk-through closet and a 3-piece ensuite bathroom. The second bedroom is spacious and perfect for guests, family, or a home office. The main bath features a deep soaker tub for ultimate relaxation. This condo also offers the convenience of in-suite laundry with full sized washer and dryer, plus extra storage space and a heated, secured underground parking stall, ensuring your vehicle stays warm in the winter months. A separate storage unit provides even more room to keep your belongings organized. The

professionally managed building is exceptionally well-maintained, making it a worry-free investment or a comfortable home for years to come. For outdoor lovers, you'll appreciate the proximity to Fish Creek Provincial Park, where you can enjoy hiking, biking, and nature walks just minutes from your door. The location also offers easy access to the C-Train station, playgrounds, St. Mary's University, Shawnessy Shopping Centre, and Macleod Trail, with plenty of shopping, dining, and entertainment options nearby. Whether you're a first-time buyer eager to step into homeownership, an investor looking for a reliable income property, or a move-up buyer searching for a modern, low-maintenance home in an ideal location—this condo has everything you need and is ready for you to move it right away! Don't miss out on this fantastic opportunity to live in one of Calgary's most desirable neighborhoods. Make Shawnee Slopes your new home today!