

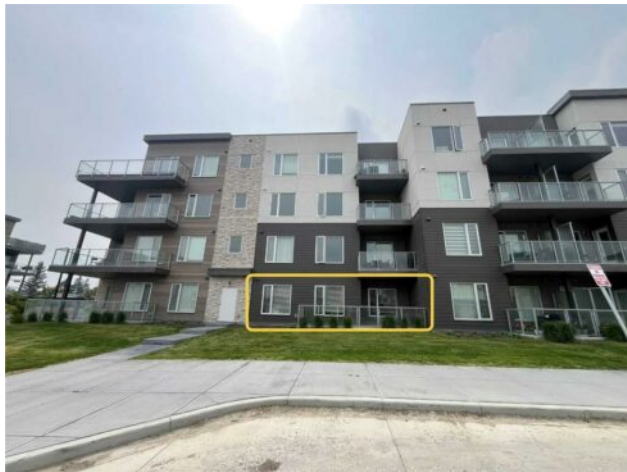


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**105, 200 Shawnee Square SW
Calgary, Alberta**

MLS # A2230400



\$369,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	780 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome Home! Step into comfort and style in this lovely 2-bedroom, 2-bathroom main floor condo located in the desirable community of Shawnee Slopes. The heart of the home is the bright and open living space where the kitchen flows naturally into the living room, creating an ideal setting for both everyday living and entertaining. The kitchen features a huge quartz island, stainless steel appliances, and plenty of cabinet space for all your cooking needs. Luxury vinyl plank flooring adds durability and elegance throughout the main areas, while the soft carpeting in the bedrooms brings warmth and a cozy feel. Enjoy the convenience of in-unit laundry and unwind on your spacious private patio, which includes a gate for your own entrance and a gas line ready for your barbeque. This home also comes with a titled heated underground parking stall, a titled storage unit, and access to a shared bike storage area. Located just steps from Shawnee Plaza, you'll have easy access to a wide range of amenities, including a medical clinic, pharmacy, physiotherapy and massage services, daycare, restaurants, and more. Fish Creek Provincial Park is just minutes away, one of North America's largest urban parks, and offers over 80 kilometers of walking and biking trails, picnic areas, and opportunities to enjoy nature. The nearby Fish Creek–Lacombe C-Train station makes commuting easy, and Macleod Trail provides quick access to many parts of the city. Families will appreciate the nearby schools such as Samuel W. Shaw School (grades 5–9), Janet Johnstone Elementary (K–4), and Centennial High School (grades 10–12). St. Mary's University is also close by, located just across Fish Creek Park in the neighboring community of Midnapore. This home offers the perfect balance of comfort, convenience, and connection to

nature. Don't miss the chance to own a modern condo in one of Calgary's most welcoming southwest communities. Book your private showing today!