



**GRASSROOTS**  
REALTY GROUP

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212, 660 Shawnee Square SW  
Calgary, Alberta

MLS # A2231654



**\$369,000**

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	680 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 378
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, Kitchen Island, Storage		

Inclusions: n/a

Welcome to vibrant urban living in the heart of Shawnee Slopes—where contemporary design meets nature's tranquility. This beautifully appointed 2-bedroom, 2-bath condominium offers the perfect blend of style, functionality, and location. Set within one of Calgary's most sought-after southwest communities, this home places you just moments from the endless trails and natural beauty of Fish Creek Provincial Park. Whether it's morning walks through the forest, weekend bike rides, or simply enjoying the changing seasons, outdoor enthusiasts will find their haven here. Built in 2024, this residence combines modern finishes with thoughtful design. The open-concept layout maximizes natural light and flow, creating an inviting atmosphere for both daily living and entertaining. The kitchen features sleek cabinetry and stainless steel appliances, while both bedrooms are generously sized with ample closet space. Two full bathrooms—including a private ensuite—offer comfort and privacy for residents and guests alike. Added conveniences include titled underground parking and a titled storage unit, providing both security and peace of mind. Beyond the home itself, Shawnee Slopes is a well-connected, established neighbourhood with a peaceful residential feel. Enjoy quick access to transit, including the nearby LRT station, making downtown commutes simple and stress-free. Shopping, dining, schools, and services are all close at hand, while the community's green spaces and mature trees add to the overall charm. Whether you're a first-time buyer, downsizing, or seeking an investment in a growing area, this home offers exceptional lifestyle and value in one of Calgary's most naturally beautiful settings. Photos are virtually staged.

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