



GRASSROOTS
REALTY GROUP

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

**104, 660 Shawnee Square SW
Calgary, Alberta**

MLS # A2243454



\$375,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	737 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 253
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions:	N/A
--------------------	-----

Welcome to this BRAND NEW 2 bedroom, 2 bathroom condo in the amazing SW community of Shawnee Slopes surrounded by amazing walking paths, parks, schools, shopping and steps from the C-Train. This condo features everything you will need with a beautifully finished kitchen with granite counter tops, tiled back splash, microwave/hood vent combo for maximum cupboard space, and stainless steel appliances! It also features a large living area for relaxing or entertaining with a large north facing window and patio with an abundance of natural light, but staying cool in the summer with no direct sunlight on the windows. A large bedroom with a walk through closet, a 3 piece ensuite bathroom as well as a second bedroom and second full bathroom. Front load, in-unit washer and dryer, A den perfect for the at home office, Gym room, or extra storage space! Stay warm in the winter with the HEATED & SECURED underground parking and a secured storage area. This professionally managed building is very well taken care of and shows it! Also comes with free professional rental management for 3 years, perfect for an investor! Book your showing today to check out this AMAZING unit!