



GRASSROOTS
REALTY GROUP

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102, 200 Shawnee Square SW
Calgary, Alberta

MLS # A2247150



\$334,900

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	682 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Enclosed, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions:	N/A
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Stylish and modern, this 2-bedroom, 1-bathroom condo is part of the newly built (2023) Fish Creek Exchange in the desirable neighborhood of Shawnee Slopes. Offering 743 sq ft (builder size), it features luxury vinyl plank flooring, high ceilings, and a sleek kitchen with quartz countertops, stainless steel appliances, and full-height cabinetry. A well-designed 4-piece bathroom completes the polished interior. Titled underground parking and an additional Secured titled storage cage add convenience. The private ground-level patio with privacy screens offers an inviting space for morning coffee, summer evenings, or easy outdoor access — all while connecting directly to the landscaped courtyard. Steps from the Fish Creek–Lacombe LRT Station and just minutes from Fish Creek Provincial Park, this home blends modern comfort with unbeatable access to nature, transit, and a vibrant community.