



GRASSROOTS
REALTY GROUP

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205, 150 Shawnee Square SW
Calgary, Alberta

MLS # A2256494



\$385,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	965 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 488
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: N/A

****Price Adjusted**** This Stylish & Spacious 2 Bedroom + Den Condo is Stunning from front to back! Welcome to PARK SOUTH at Fish Creek Exchange. Located just steps to Fish Creek LRT, easy access to everywhere. Interior fit & finish is STUNNING as luxury vinyl plank 4mm floors greet you as you enter into your spacious MODERN kitchen, with pull-up seating to the sleek QUARTZ counters for something quick, or actual dining room to sit and enjoy a meal. Stainless steel appliance package includes microwave Hood-fan, ceramic top stove & dishwasher too! Well chosen glass tile accented back-splash completes the kitchens fresh vibe. Nicely configured 9 FT ceilings in the generously sized main living area enjoys natural EAST sunshine flowing through in the mornings, or head outside to your delightful deck space for a morning beverage. Separated bedroom spaces include the luxurious carpets in PRIMARY suite walk-thru closet & refined private 3 pc ensuite. Morning EAST sunshine in bedroom 2 as well, with nearby full size stackable laundry & 4 pce bath. Nice sized DEN/FLEX room(8'x 7'x 5') could be utilized for visitors as needed or workspace. Tasteful & stylish colour palette like buying something NEW without having to wait for it. Inclusive condo fees covers most everything including the Pickleball/ Tennis courts, skating, nearby in the neighbourhood. Walkways & Pathways in this breathtaking developing up & coming neighbourhood for years to come. Secured door entry in this NON-Smoking Designated building, Titled underground heated parking as well as bike storage room and Titled storage area too! Don't miss your chance to buy the NEW & pretty version of the condo you've always wanted with loads of space!

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