



**GRASSROOTS**  
REALTY GROUP

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**412, 700 Shawnee Square SW**  
**Calgary, Alberta**

**MLS # A2258121**



**\$375,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	682 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		
<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Kitchen Island, No Animal Home, No Smoking Home

**Inclusions:** n/a

Modern 2-Bedroom Condo in Fish Creek Exchange Welcome to this brand-new 2-bedroom, 2-bathroom home in the 2025 Fish Creek Exchange development, located in the sought-after community of Shawnee Slopes. Offering 732 sq ft (builder size), this thoughtfully designed condo features high ceilings, luxury vinyl plank flooring, and a stylish kitchen complete with quartz countertops, stainless steel appliances, and full-height cabinetry. The open-concept layout extends to a private west-facing balcony, perfect for enjoying morning coffee, summer evenings, or a breath of fresh air with the best Calgary Sunsets. Convenience is built in with titled underground parking and a secure titled storage cage. Just steps from the Fish Creek&ndash;Lacombe LRT Station and minutes from the trails of Fish Creek Provincial Park, this home combines modern living with easy access to nature, transit, and nearby amenities.