



412, 700 Shawnee Square SW  
Calgary, Alberta

MLS # A2258121



**\$360,000**

**Division:** Shawnee Slopes

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 682 sq.ft. **Age:** 2025 (1 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Heated Garage, Secured, Stall, Titled, Underground

**Lot Size:** -

**Lot Feat:** -

**Heating:** Baseboard

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 345

**Basement:** -

**LLD:** -

**Exterior:** Mixed, Vinyl Siding, Wood Frame

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**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.