



GRASSROOTS
REALTY GROUP

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213, 660 Shawnee Square SW
Calgary, Alberta

MLS # A2264270



\$360,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	682 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, 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, Open Floorplan, Quartz Counters		

Inclusions:	N/A
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Welcome to your brand-new home in Shawnee Slopes, where modern design meets everyday comfort. This stylish 2-bedroom, 2-bathroom condo in the new Fish Creek Exchange development offers 732 sq. ft. (builder size) of smart, functional living space. Inside, you’ll find high ceilings, luxury vinyl plank flooring that flows into the bedrooms, and a beautifully designed kitchen with quartz countertops, full-height cabinetry, and stainless steel appliances – the kind of kitchen that makes cooking feel effortless. The open layout flows seamlessly into the private south-facing balcony, a perfect spot to unwind with morning coffee, enjoy summer evenings, or take in Calgary’s signature sunsets. Every detail has been considered for convenience and ease, including titled underground parking and a secure storage cage. Located just steps from the Fish Creek&Lacombe LRT Station and minutes from Fish Creek Provincial Park, you’ll enjoy the best of both worlds – city connectivity and nature at your doorstep. Whether you’re a first-time buyer, an investor, or someone looking to simplify without compromise, this home offers a refreshing balance of style, function, and lifestyle in one of Calgary’s most sought-after communities.