



**GRASSROOTS**  
REALTY GROUP

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**403, 200 Shawnee Square SW  
Calgary, Alberta**

**MLS # A2264900**



**\$325,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	686 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 328
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Vinyl Windows		

**Inclusions:** none

**\*Price Adjustment!\***This is a gorgeous top floor unit. The top floor in this building is very quiet with fewer units than the other floors and no neighbours above. With morning glow and afternoon sun, you have the perfect unit facing the inner court yard. High ceilings, luxury vinyl plank flooring, large balcony with gas hook up, walk through closet from primary to bathroom, full sized laundry, titled parking and storage...you have it all. Pet restriction are 1 pet per unit but no breed or size restrictions. This 2 bed 1 bath unit configuration has been very popular on the market and I am sure you will absolutely love it! Contact your favourite Realtor to set up a showing or contact me directly to set up a showing if you do not have a Realtor.