



GRASSROOTS
REALTY GROUP

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212, 660 Shawnee Square SW
Calgary, Alberta

MLS # A2269057



\$354,900

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	674 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 378
Basement:	-	LLD:	-
Exterior:	Mixed, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to modern urban living in the heart of Shawnee Slopes. This 2024 built 2 bed, 2 bath condo offers a bright open concept layout with contemporary finishes, sleek kitchen cabinetry, and stainless steel appliances. Both bedrooms are generously sized with the primary featuring a private 4 Piece ensuite bath. Enjoy the convenience of titled underground parking and a titled storage unit. Located steps from Fish Creek Provincial Park, this home is ideal for nature lovers, offering quick access to scenic trails, bike paths and year-round outdoor activities. Shawnee Slopes is a well connected southwest community with easy access to transit, including the nearby LRT station, as well as shopping, dining, schools and services. Perfect for first time buyers, downsizers, or investors, this condo combines comfort, functionality and a prime location in one of Calgary's most desirable natural settings.