



GRASSROOTS
REALTY GROUP

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104, 655 Shawnee Square SW
Calgary, Alberta

MLS # A2271887



\$410,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	860 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 459
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, Walk-In Closet(s)		

Inclusions: N/A

Welcome to your brand-new home in Shawnee Slopes, where modern design meets everyday comfort. This stylish 3-bedroom, 2-bathroom condo in the new Fish Creek Exchange development offers 922 sq. ft. (builder size) of smart, functional living space. Inside, you'll find high ceilings, luxury vinyl plank flooring, 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 North West-ground floor 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.