



**GRASSROOTS**  
REALTY GROUP

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301, 150 shawnee Square SW  
Calgary, Alberta

MLS # A2274712

**\$378,000**



<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	791 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Radiant	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 437
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** none

Capture your future in Calgary's dynamic market with this bright, 2-bedroom, 2-bathroom condo, strategically positioned for high-demand rental or turn-key ownership. This is a rare find featuring low condo fees and the added value of Titled Storage, making it a truly smart financial decision. Location is everything, and this property is a commuter's dream, situated just steps from the C-Train station for an effortless commute downtown or across the city. Enjoy the unmatched convenience of the Shawnessy lifestyle, with premier amenities right at your doorstep, including the sprawling Shawnessy Shopping Centre, the Shawnessy YMCA, and direct access to the pathways of Fish Creek Provincial Park. Highly affordable and accessible, this home offers the perfect blend of suburban comfort and urban convenience—a secure investment that checks every box.