



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

205, 150 Shawnee Square SW
Calgary, Alberta

MLS # A2277356

\$378,900



Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	976 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 488
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

STYLISH & SPACIOUS 2 BEDROOM + DEN CONDO at PARK SOUTH & Fish Creek Exchange. This MODERN, MOVE-IN READY home offers an open-concept layout with 9 FT CEILINGS and LUXURY VINYL PLANK FLOORING throughout the main living space. The SLEEK KITCHEN features QUARTZ COUNTERTOPS, a large island with seating, STAINLESS STEEL APPLIANCES, and a glass tile backsplash that completes the clean, contemporary look. The living area is filled with NATURAL EAST-FACING LIGHT, flowing out to your EAST-FACING BALCONY WITH BBQ GAS LINE—perfect for morning coffee. The SEPARATED BEDROOM DESIGN offers privacy, with a PRIMARY SUITE featuring a walk-through closet and PRIVATE 3-PIECE ENSUITE, while the second bedroom is conveniently located near the FULL 4-PIECE BATH. A DEN / FLEX SPACE provides ideal room for a home office or guests. Additional features include IN-SUITE LAUNDRY, TITLED UNDERGROUND HEATED PARKING, TITLED STORAGE, SECURE BUILDING ACCESS, BIKE STORAGE, and visitor parking. CONDO FEES INCLUDE HEAT, WATER, INSURANCE, RESERVE FUND CONTRIBUTIONS & PROFESSIONAL MANAGEMENT, plus access to HOA AMENITIES including recreation courts and green spaces. Located STEPS TO FISH CREEK—LACOMBE LRT, with quick access to FISH CREEK PROVINCIAL PARK, pathways, shopping, and major routes. NON-SMOKING BUILDING, pets subject to board approval. IMMEDIATE & NEGOTIABLE POSSESSION AVAILABLE. This is your chance to own a LIKE-NEW CONDO WITHOUT THE WAIT.