



**GRASSROOTS**  
REALTY GROUP

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**316, 200 Shawnee Square SW  
Calgary, Alberta**

**MLS # A2281649**



**\$375,000**

<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>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 410
<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>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Close to Fish Creek Provincial Park, C-train station, playgrounds, St. Mary's University, and Shawnessy Shopping Centre. Macleod Trail is easily accessible. It's the perfect place to call home! This gorgeous 3rd floor, 2 beds, 2 bath 788 sq. ft. home, features 9' high ceilings and an open floor plan that encompasses the living room and eat in kitchen with an island. Stainless steel appliances, granite countertops and chevron tiled backsplash make this kitchen stand out. This 3rd floor, NW facing unit has a light-coloured palette, luxury vinyl plank flooring throughout with a gas hookup for your BBQing convenience on the balcony. The primary bedroom offers a large walk-through closet and the second bedroom has a good-sized closet as well. The main bath boasts of a deep tub and tall counter and the laundry machines are full-sized. You'll have access to a titled underground parking stall and storage unit. This is a great first home purchase or a reliable investment property. Currently tenanted until March/26 but this is negotiable. Tenant rights apply.