



**GRASSROOTS**  
REALTY GROUP

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**404, 200 Shawnee Square SW  
Calgary, Alberta**

**MLS # A2283795**



**\$338,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	684 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 361
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this bright and well-appointed top-floor 2-bedroom, 1-bathroom condominium located at 200 Shawnee Square SW in the desirable community of Shawnee Slopes. This upper-level unit offers added privacy, quiet living, and elevated views, making it an excellent choice for both homeowners and investors. The open-concept layout is thoughtfully designed to maximize space and natural light. The modern kitchen features contemporary cabinetry, quality appliances, and ample counter space, flowing seamlessly into the living and dining areas, perfect for everyday living and entertaining. Large windows and the top-floor positioning allow sunlight to pour in throughout the day. Primary bedroom offering a comfortable retreat and guest bedroom are generously sized. The full bathroom is finished with clean, modern fixtures. Enjoy the convenience of in-suite laundry and efficient use of space throughout the unit. Located steps from parks, walking paths, and the Shawnee Slopes LRT Station, this home provides quick access to downtown, major roadways, and nearby shopping, dining, and recreation. With its excellent location, top-floor setting, and functional layout, this unit is ideal for first-time buyers, downsizers, or investors looking for a low-maintenance property in a growing southwest Calgary community. Don't miss this opportunity & schedule your showing today!