



**401, 150 Shawnee Square SW
Calgary, Alberta**

MLS # A2299414



\$409,900

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	790 sq.ft.	Age:	2022 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 410
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Metal Siding	Zoning:	Direct Control (DC)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: TV Mount

Welcome home to Park South at Fish Creek Exchange in the unique community of Shawnee Slopes. This gorgeous top floor, 2-bedroom, 2-bathroom, 790 sqft (852 sqft Builder Size) condo is full of upgrades! Luxury vinyl plank flooring flows seamlessly throughout the unit (no carpet!), 9’ ceilings, and two air conditioning units to keep you comfortable during the hot Calgary summers. The kitchen features beautifully upgraded shaker style cabinets, quartz counters, upgraded appliances including a no-back oven range, offering a sleek look and allowing more of the upgraded backsplash to be seen. Undercabinet lighting adds another level of luxury and convenience in the kitchen. The thoughtful design of the kitchen island allows additional storage and room for four stools perfect for meals and entertaining. Throughout the condo the plumbing and lighting fixtures, as well as the cabinet hardware have all been upgraded to a stylish matte black. The living room provides plenty of space for your furniture to make it feel like home. The balcony is offset from the neighbours allowing for privacy and includes a gas line for a bbq. The primary bedroom has its own AC unit allowing you to set the perfect temperature while you sleep. The large walkthrough closet was thoughtfully designed having a pocket door to the bedroom, and a separate door to the bathroom. The 3-piece ensuite features a walk-in shower, black fixtures, and quartz counter. The second bedroom is a great size whether you use it as a bedroom, guest room, or office. After a long day, relax in the bath of the 4-piece main bathroom. Both bathrooms have been upgrades with tile installed to the ceiling allowing for easy cleaning. This condo includes a titled parking stall that is conveniently located right beside the door to the elevator. It also includes a titled storage locker, and access to secure bike storage. Enjoy the shared

patio and bbq to the right of the building doors and enjoy gardening in the community garden within the complex. Shawnee Slopes was designed with luxury living and nature in mind. A pathway system surrounds most of the community, direct access to Fish Creek Park is less than a 10 minute walk, plenty of amenities are directly across the street, or a 15-20 minute walk to Millrise Sobeys, Shoppers Drug Mart, Starbucks, and more! The Fishcreek-Lacombe C-Train Station is a 10 minute walk and there is convenient access to the ring road (Stoney Trail) or Macleod Trail. Book your showing today!