



**110, 660 Shawnee Square SW  
Calgary, Alberta**

**MLS # A2300793**



**\$425,800**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	863 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	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>	\$ 491
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Almost new ground-floor corner unit, built in late 2024, in the highly desirable community of Shawnee Slopes, just steps from the LRT station, Fish Creek Park, walking paths, shopping, and everyday amenities—offering the perfect blend of convenience and lifestyle. This bright and spacious 3-bedroom, 2-bathroom condo offers 862 sq.ft. of thoughtfully designed living space with a modern open-concept layout. Large windows bring in an abundance of natural light, enhancing the clean, contemporary finishes throughout. The kitchen is beautifully appointed with quartz countertops, stainless steel appliances, a stylish tile backsplash, and a central island—perfect for both everyday living and entertaining. The primary bedroom features a walk-in closet and a private 4-piece ensuite. Two additional bedrooms provide excellent flexibility for family, guests, or a home office setup. Enjoy the rare advantage of a ground-level corner unit with a private patio, offering easy outdoor access and added convenience. Additional highlights include in-suite laundry, durable vinyl plank flooring, and titled underground parking with assigned storage. An excellent opportunity to own in one of Calgary’s most desirable SW communities.