



**313, 700 Shawnee Square SW
Calgary, Alberta**

MLS # A2301109



\$415,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	743 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Owned, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 378
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Quartz Counters		

Inclusions: N/A

Welcome to this stunning brand-new 2-bedroom, 2-bathroom condo in the highly desirable Fish Creek Exchange community in Shawnee Slopes. Built in 2025, this thoughtfully designed unit offers approximately 742 sq ft (builder size) of modern living space, perfect for first-time buyers, investors, or downsizers. Step inside to discover high ceilings, luxury vinyl plank flooring, and a bright open concept layout that maximizes space and natural light. The contemporary kitchen is beautifully finished with quartz countertops, full-height cabinetry, and stainless steel appliances, making it both stylish and functional. The living area seamlessly extends to a private west-facing balcony, ideal for enjoying evening sunsets, morning coffee, or relaxing outdoors. The primary bedroom features a well-appointed layout, complemented by a second bedroom perfect for guests, family, or a home office. This unit also includes titled underground parking and a secure titled storage locker, offering added convenience and value. Located just steps from the Fish Creek–Lacombe LRT Station and minutes from Fish Creek Provincial Park, you’ll enjoy unmatched access to transit, nature, walking trails, shopping, and everyday amenities. Experience the perfect blend of modern living, convenience, and location in one of Calgary’s most sought-after communities.