



**103, 655 Shawnee Square SW
Calgary, Alberta**

MLS # A2302514



\$370,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	741 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 377
Basement:	-	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully designed, brand-new, never-lived-in 2-bedroom plus den condo in sought-after Shawnee Slopes, offering modern comfort, stylish finishes, and immediate possession. Perfectly positioned on the main floor, this home features a private patio—ideal for easy access, pet owners, or enjoying seamless indoor-outdoor living. Inside, the open-concept layout is thoughtfully finished with luxury vinyl plank flooring throughout the main living areas and soft carpet in the bedrooms. The contemporary kitchen is both functional and elegant, complete with quartz countertops, stainless steel appliances, and a central island with breakfast bar seating, making it perfect for everyday living and entertaining. The bright and spacious living area is filled with natural light and flows effortlessly to the patio, creating a warm and inviting atmosphere. The primary bedroom showcases provides a peaceful outlook, while the second bedroom and versatile den offer flexible space for guests, a home office, or additional living needs. A well-appointed full bathroom with quartz counters and a tub/shower combination, along with convenient in-suite laundry, adds to the home’s overall functionality. Additional highlights include titled underground parking, titled storage, visitor parking, and a pet-friendly building. Enjoy low monthly condo fees of \$376.79, which include heat, water, sewer, garbage and recycling, exterior maintenance, reserve fund contributions, snow removal, underground parkade maintenance, and professional management. Ideally located just minutes from Fish Creek Provincial Park, LRT access, Macleod Trail, and the shopping, dining, and everyday amenities of Shawnessy, this home offers the perfect blend of nature, convenience, and modern condo living.