



**104, 660 Shawnee Square SW
Calgary, Alberta**

MLS # A2302761



\$373,800

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|------------------|------------------------------------|---------------|------------------|
| Division: | Shawnee Slopes | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 731 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 411 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: Window Blinds

ATTENTION FIRST-TIME BUYERS & INVESTORS! Welcome to your next purchase, this 2 bedroom, 2 FULL bathroom condo is situated in the welcoming community of Shawnee Slopes. Connected by walkable paths this community includes shopping, schools, playgrounds, parks and is just short walk from the C-Train. This modern condo features stainless steel appliances, quartz countertops, tiled back-splash and a kitchen island with breakfast bar. Including in-unit laundry for added comfort. Featuring an ample sized living area, large windows to provide natural sunlight! A large primary bedroom with an accompanied walk-through closet and a 3pc ensuite, as well as a second bedroom and second full bathroom. A den to provide in unit storage, in addition to the titled storage unit. Forget having a cold car in winter with a titles and heated underground parking stall. A perfect home for a first-time buyers, young families or investors. Call you Realtor Today!