



**311, 150 Shawnee Square SW
Calgary, Alberta**

MLS # A2143068



\$359,900

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	687 sq.ft.	Age:	2022 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 385
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	None		

Welcome to this spectacular TWO-bedroom condo in the magnificent and coveted SW community of Shawnee Slopes. The main level presents a bright living room that offers immense sunlight and provides access to the inviting balcony, perfect for relaxation. The modern gourmet kitchen is equipped with a large focal point granite island, granite countertops, sleek finishes and premium stainless-steel appliances. The generously sized master bedroom boasts a walk-through closet and a 4-piece ensuite bath, while a second bedroom and a laundry room complete the functionality of this level. For added convenience, titled heated parking and storage are located underground. This unit enjoys a prime location, close to all major amenities including shopping, popular restaurants, LRT station and bus stops, green spaces, schools and major roadways. Book your private showing today!