



**112, 150 Shawnee Square SW  
Calgary, Alberta**

**MLS # A2184716**



**\$335,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	683 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 376
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows		

**Inclusions:** NA

Seller will pay 12 months of condo fees! Vacant unit - This 2 bedroom home in Shawnee Slopes could be yours! Not only do you have patio access but AC to keep you cool on those hot summer days. Enjoy this 2 bedroom condo with full-sized stacked laundry, gorgeous vinyl plank flooring throughout, immense kitchen cupboard space and titled parking and storage locker. This building was completed in 2022 and the location cannot be beaten - walk to Fish Creek Park, C-Train, local shops and playground. Short drive to shopping in either direction on Macleod Trail.