

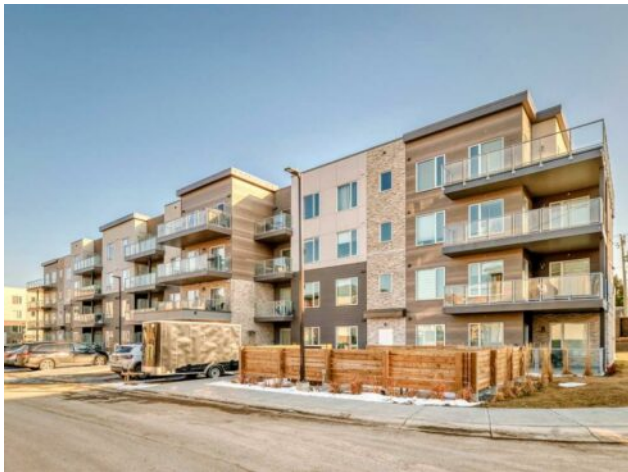


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

111, 200 Shawnee Square SW  
Calgary, Alberta

MLS # A2204238



**\$344,000**

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	604 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows		
Inclusions:	Fobs		

Located in Shawnee Slopes with 2 beds, 1 bath 604 sq. ft. of living space, this unit features 9' high ceilings and an open floor plan that encompasses the living room and gourmet kitchen. Here you will find a center island with storage, stainless steel appliances, granite countertops and chevron tiled backsplash. This main floor unit comes with luxury plank flooring and plush carpet in the bedrooms and gas hookup on the balcony. The primary bedroom offers a large closet and the second bedroom has a good-sized closet as well. The main bath boasts of a deep tub and tall counter and the laundry machines are full-sized. You'll have access to a titled underground parking stall and storage unit. The condo is close to Fish Creek Provincial Park, C-train station, playgrounds, St. Mary's University, and Shawnessy Shopping Centre. Macleod Trail is easily accessible. It's the perfect place to call home! This is a great first home purchase or a reliable investment property. Tenant rights apply, occupied until May 31, 2025.