



GRASSROOTS
REALTY GROUP

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**307, 150 Shawnee Square SW
Calgary, Alberta**

MLS # A2210104



\$389,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	792 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Aluminum Siding , Concrete, Mixed, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows		
Inclusions:	none		

SELLER WILL COVER 6 MONTHS OF CONDO FEES!!! VACANT unit! Sought after Shawnee Slopes has a listing just for you! This gorgeous 3rd floor, 2 beds, 2 bath 792 sq. ft. home, 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 3rd unit has a light-coloured palette, luxury vinyl plank flooring throughout. The balcony has a gas hookup for your BBQing convenience. The primary bedroom offers a large walk-through 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.