



**210, 660 Shawnee Square SW  
Calgary, Alberta**

**MLS # A2282647**



**\$415,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	853 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 477
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** None

Welcome to contemporary living in the vibrant heart of Shawnee Slopes — a thoughtfully designed 3-bedroom, 2-bathroom condo that perfectly blends modern comfort with everyday convenience. Built in 2024, this bright and spacious unit features an open-concept layout that maximizes natural light and offers effortless flow from room to room. The stylish kitchen is appointed with sleek stainless-steel appliances, quartz countertops, subway tiled backsplash, kitchen island with seating, and abundant cabinetry — ideal for both everyday meals and entertaining. The generous dining and living area opens to a balcony where you’ll enjoy relaxing mornings or summer BBQs, while large windows fill the space with soft natural. Retreat to the spacious primary bedroom complete with a walk-through closet and a 4-piece ensuite with dual vanities. Two additional bedrooms offer flexibility for family, guests, or a dedicated home office, and a full guest bathroom provide comfortable accommodations for family or visitors. In-suite laundry, luxury vinyl plank flooring throughout with the cozy comforts of carpet in the bedrooms add to the home’s functional and modern appeal. Additional perks include a heated, secured underground parking stall and professional building management that ensures pristine common areas and peace of mind year-round. This exceptional community location places you within easy reach of Fish Creek Provincial Park’s pathways and outdoor recreation, excellent shopping, dining, transit options including the nearby LRT station, and all of life’s essentials — offering the ideal balance of urban convenience and natural serenity. Don’t miss your chance to own a modern, move-in ready home in one of southwest Calgary’s most family friendly neighbourhoods!