



GRASSROOTS
REALTY GROUP

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201, 655 Shawnee Square SW
Calgary, Alberta

MLS # A2301252

\$305,900



Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	678 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 344
Basement:	-	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	N/A		

Welcome to this beautifully designed brand-new, never-lived-in 2-bedroom condo, offering modern comfort, stylish upgrades, and immediate possession. Inside, the open-concept layout features luxury vinyl plank flooring through main living space and carpet in the bedrooms, and a contemporary kitchen complete with quartz countertops, stainless steel appliances, and a central island with breakfast bar seating—perfect for everyday living and entertaining. The spacious living area is filled with natural light and flows seamlessly to the balcony, creating the perfect place to relax and take in the views. The primary bedroom features elegant tray ceilings and beautiful outlooks, while the second bedroom offers flexible space for guests, a home office, or additional living needs. A well-appointed full bathroom with quartz counters and a tub/shower combination, along with convenient in-suite laundry, adds to the home’s functionality. Additional highlights include titled underground parking and titled storage, visitor parking, and a pet-friendly building. Low monthly condo fees of \$344.19 include heat, water, sewer, garbage and recycling, exterior maintenance, reserve fund contributions, snow removal, underground parkade maintenance, and professional management. Ideally located in Shawnee Slopes, residents enjoy easy access to Fish Creek Provincial Park, nearby LRT stations, Macleod Trail, and the shopping, dining, and everyday amenities of Shawnessy. Combining nature, convenience, and modern living, this home is an exceptional opportunity in one of Calgary’s most desirable communities.