



**104, 660 Shawnee Square SW
Calgary, Alberta**

MLS # A2302761



\$373,800

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	731 sq.ft.	Age:	2024 (2 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 411
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Window Blinds

ATTENTION FIRST-TIME BUYERS & INVESTORS! Welcome to your next purchase, this 2 bedroom, 2 FULL bathroom condo is situated in the welcoming community of Shawnee Slopes. Connected by walkable paths this community includes shopping, schools, playgrounds, parks and is just short walk from the C-Train. This modern condo features stainless steel appliances, quartz countertops, tiled back-splash and a kitchen island with breakfast bar. Including in-unit laundry for added comfort. Featuring an ample sized living area, large windows to provide natural sunlight! A large primary bedroom with an accompanied walk-through closet and a 3pc ensuite, as well as a second bedroom and second full bathroom. A den to provide in unit storage, in addition to the titled storage unit. Forget having a cold car in winter with a titles and heated underground parking stall. A perfect home for a first-time buyers, young families or investors. Call you Realtor Today!