



GRASSROOTS
REALTY GROUP

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205, 700 Shawnee Square SW
Calgary, Alberta

MLS # A2309042

\$314,999

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	596 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 329
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: Window Coverings

Welcome to Shawnee Slopes living at its finest. This 2-bedroom , 1-bathroom condo in the 2025 Fish Creek Exchange development blending contemporary style with everyday practicality across 700 sq. ft. (builder size) of thoughtfully designed space. Step inside to discover soaring ceilings, luxury vinyl plank flooring, and a sleek modern kitchen featuring quartz countertops, full-height cabinetry, and stainless steel appliances — perfect for both entertaining and daily living. The open-concept layout extends effortlessly to a private north-facing balcony, ideal for morning coffee, relaxing summer evenings, or enjoying Calgary's beautiful sunsets. Designed with convenience in mind, the home also includes titled underground parking. Just steps from the Fish Creek LRT Station and minutes from Fish Creek Provincial Park, this location offers exceptional access to both urban amenities and outdoor recreation. Whether you're a first-time buyer, investor, or downsizer seeking low-maintenance living without sacrificing style, this home delivers the perfect combination of comfort, functionality, and location in one of Calgary's most desirable communities.