



GRASSROOTS
REALTY GROUP

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412, 700 Shawnee Square SW
Calgary, Alberta

MLS # A2317941



\$325,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	682 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 345
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: n/a

Modern 2-Bedroom Condo in Fish Creek Exchange Welcome to this brand-new 2-bedroom, 2-bathroom home in the 2025 Fish Creek Exchange development, located in the sought-after community of Shawnee Slopes. Offering 732 sq ft (builder size), this thoughtfully designed condo features high ceilings, luxury vinyl plank flooring, and a stylish kitchen complete with quartz countertops, stainless steel appliances, and full-height cabinetry. The open-concept layout extends to a private west-facing balcony, perfect for enjoying morning coffee, summer evenings, or a breath of fresh air with the best Calgary Sunsets. Convenience is built in with titled underground parking and a secure titled storage cage. Just steps from the Fish Creek–Lacombe LRT Station and minutes from the trails of Fish Creek Provincial Park, this home combines modern living with easy access to nature, transit, and nearby amenities.