



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

403, 200 Shawnee Square SW
Calgary, Alberta

MLS # A2318223



\$332,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	686 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	na		

This is a gorgeous top floor unit. The top floor in this building is very quiet with fewer units than the other floors and no neighbours above. With morning glow and afternoon sun, you have the perfect unit facing the inner court yard. High ceilings, luxury vinyl plank flooring, large balcony with gas hook up, walk through closet from primary to bathroom, full sized laundry, titled parking and storage...you have it all. The layout and location are both ideal. Great flow from entrance to balcony with a fabulous kitchen in the middle. Pet restriction are 1 pet per unit but no breed or size restrictions. This 2 bed 1 bath unit configuration has been very popular on the market and I am sure you will absolutely love it! Contact your favourite Realtor to set up a showing or contact me directly to set up a showing if you do not have a Realtor.