



GRASSROOTS
REALTY GROUP

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**410, 660 Shawnee Square SW
Calgary, Alberta**

MLS # A2318575



\$469,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	865 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 491
Basement:	-	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this stunning top-floor corner unit, built in 2024 and located in the highly sought-after community of Shawnee Slopes. Perfectly positioned just steps from the LRT station, Fish Creek Provincial Park, scenic walking paths, shopping, restaurants, and everyday amenities, this exceptional home offers the perfect balance of urban convenience and natural beauty. The unit also includes titled underground parking and a titled storage locker for added convenience. Bathed in natural light from its premium corner location, this spacious fourth-floor residence features a thoughtfully designed open-concept layout. The stylish kitchen showcases sleek white cabinetry, quartz countertops, a large central island with seating, a double sink, stainless steel appliances, and an elegant white tile backsplash, creating a bright and contemporary space for cooking and gathering. The inviting living room is enhanced with air conditioning for year-round comfort and opens onto a private balcony where you can relax, unwind, and take in the beautiful views. The spacious primary bedroom serves as a private retreat, complete with a walk-through closet and a luxurious 4-piece ensuite featuring dual vanities. Two additional bedrooms provide flexibility for family, guests, or a home office and share a beautifully appointed 4-piece bathroom. Offering modern finishes, exceptional natural light, and an unbeatable location, this nearly new condominium presents a rare opportunity to enjoy stylish, low-maintenance living in one of Calgary's most desirable communities.