



GRASSROOTS
REALTY GROUP

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109, 700 Shawnee Square SW
Calgary, Alberta

MLS # A2327678



\$349,900

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	779 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 443
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to #109, 700 Shawnee Square SW, a beautifully upgraded and exceptionally well-designed CORNER UNIT condo in the sought-after community of Shawnee Slopes. Offering a modern open-concept layout, stylish finishes, and an impressive list of builder upgrades(OVER \$32,000 IN ADDITIONAL UPGRADES!!!) , this home is perfect for first-time buyers, downsizers, professionals, or investors looking for a move-in-ready property in a fantastic southwest Calgary location. From the moment you enter, you are welcomed by a bright and inviting floor plan with large windows, neutral paint tones, upgraded vinyl plank flooring, and a seamless flow between the kitchen, dining, and living spaces. The kitchen is a true highlight, featuring polished quartz countertops, upgraded shaker-style cabinetry, stainless steel appliances, upgraded tile backsplash, under-cabinet lighting, black hardware, and a large central island that provides excellent prep space, storage, and casual seating. The living room is spacious and comfortable, complete with a raised wall-mount TV outlet, wall-mounted air conditioning, and direct access to the oversized private balcony, an ideal place to enjoy morning coffee, summer evenings, or the surrounding community views. The primary bedroom offers great natural light, generous closet space, and upgraded finishes, while the additional bedroom provides excellent flexibility as a guest room, roommate space, nursery, or home office. The bathrooms continue the modern feel with upgraded tile selections, quartz counters, stylish cabinetry, and upgraded black plumbing and hardware. Additional features include air conditioning, ceiling fan with light, thoughtful storage, and over \$32,000 in builder upgrades throughout. Located in a newer, well-maintained building with attractive curb appeal and NO FEELINGS OF CONGESTION IN THE

COMPLEX (This is rare these days!) also has visitor parking, this property places you close to Fish Creek Park, the Fish Creek-Lacombe CTrain station, shopping, restaurants, schools, pathways, Macleod Trail, and Stoney Trail. A stylish, upgraded condo in a highly convenient location, this is one you do not want to miss!