



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

101, 200 Shawnee Square SW  
Calgary, Alberta

MLS # A2329598



**\$309,900**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Shawnee Slopes                     |        |                  |
| Type:     | Residential/Low Rise (2-4 stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 683 sq.ft.                         | Age:   | 2023 (3 yrs old) |
| Beds:     | 2                                  | Baths: | 1                |
| Garage:   | Parkade, Titled, Underground       |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                                                     |            |        |
|-------------|---------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Central                                                                                                  | Water:     | -      |
| Floors:     | Carpet, Vinyl Plank                                                                                                 | Sewer:     | -      |
| Roof:       | -                                                                                                                   | Condo Fee: | \$ 361 |
| Basement:   | -                                                                                                                   | LLD:       | -      |
| Exterior:   | Wood Frame                                                                                                          | Zoning:    | DC     |
| Foundation: | Poured Concrete                                                                                                     | Utilities: | -      |
| Features:   | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |            |        |

**Inclusions:** Curtain Rods & Curtains.

Welcome to this beautifully designed 2-bedroom condo offering modern comfort and stylish upgrades. Inside, the open-concept layout features high-end 7 mm luxury vinyl plank flooring throughout, providing both durability and waterproof performance. The contemporary kitchen is thoughtfully designed with quartz countertops, stainless steel appliances, and a central island with breakfast bar seating - perfect for everyday living and entertaining. The bright and spacious living area is filled with natural light and flows seamlessly onto the private balcony, creating an ideal space to relax. The unit also offers convenient direct access from the balcony, adding to its functionality. The primary bedroom boasts high ceilings and a beautiful outlook, while the second bedroom provides flexible space for guests, a home office, or additional living needs. A well-appointed full bathroom features quartz countertops and a tub/shower combination, complemented by the convenience of in-suite laundry. Additional highlights include titled underground parking, titled storage, visitor parking, and a pet-friendly building. Low monthly condo fees of \$360.58 cover heat, water, sewer, garbage and recycling, exterior maintenance, reserve fund contributions, snow removal, underground parkade maintenance, and professional management. Ideally located in Shawnee Slopes, this home is just steps from Fish Creek Provincial Park, with nearby LRT stations, easy access to Macleod Trail, and close proximity to the shopping, dining, and everyday amenities of Shawnessy. Combining nature, convenience, and modern living, this is an exceptional opportunity in one of Calgary's most desirable communities. Some photos have been virtually staged for illustrative purposes. Furniture, décor, and furnishings shown in the virtually staged images are digital renderings and are not

included with the property.