

**401, 200 shawnee Square  
Calgary, Alberta**

**MLS # A2162909**



**\$343,900**

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

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 352
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

**Inclusions:** N/A

Brand new Shawnee Slope Condos with breath taking downtown and park view, spectacular condo offering 2 bedrooms in the magnificent and coveted SW community of Shawnee Slopes! This unit is an unbelievable opportunity for first-time home buyers and investors. Located close to McLeod Trail allowing for easy access to an abundance of shopping and dining, this is definitely one you don't want to miss out on. The unit also offers a TITLED underground, heated parking and storage so no need to be outside in the cold. This unrivaled location is close to all major amenities including shopping (Costco) , popular restaurants, public transportation, green spaces, schools and fish creek c-train station.