

**109, 150 Shawnee Square SW**  
**Calgary, Alberta**

**MLS # A2175539**



**\$413,500**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	892 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 478
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance		

**Inclusions:** Window coverings

Located in Shawnee Slopes with 2 beds, 2 baths, a den almost 900 sq ft of living space, this end unit features 9' high ceilings and an open floor plan that encompasses the living room, dining room and gourmet kitchen. Here you will find a center island with storage, stainless steel appliances, granite countertops and subway tiled backsplash. This main floor unit comes with luxury plank flooring throughout, carpet in the bedrooms, extra large patio with both gas hookup electrical outlet. The primary bedroom offers a walk-through closet and large 3 pc ensuite with additional storage. The second bedroom has a large closet. The main bath boasts of a deep tub and tall counter and the laundry machines are full-sized. You'll have access to a titled underground parking stall and storage unit. The condo is close to Fish Creek Provincial Park, C-train station, playgrounds, St. Mary's University, and Shawnessy Shopping Centre. Macleod Trail is easily accessible. It's the perfect place to call home! With tenancy ending this week, possession is fully negotiable.