



THE
A-TEAM

**RE/MAX
FIRST**

200 SHAWNEE Square #305, Calgary T2Y 0T7

MLS®#: **A2112364**

Area: **Shawnee Slopes**

Listing Date: **03/06/24**

List Price: **\$389,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 23-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **791**
Low Sqft:
Ttl Sqft: **791**

DOM

73
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`10" x 11`0"	Kitchen	Main	10`9" x 9`10"
Bedroom - Primary	Main	10`4" x 10`4"	Bedroom	Main	12`3" x 8`9"
Laundry	Main	5`1" x 4`4"	3pc Ensuite bath	Main	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$400

Title:
Fee Simple

Zoning:
DC

Legal Desc:	2011271	Fee Freq: Monthly	Remarks
Pub Rmks:	Newly Built 2023 Apartment in Shawnee Slopes! This beautiful unit features 2 Beds & 2 Baths w/ 791 sq. ft. of living space. 9' high ceiling and Open floor plan throughout Living Room and Kitchen. The Living Room has a large window that leads you to the Balcony w/ a gas hookup. The Gourmet Kitchen offers a center island w/ Quartz Countertops and SS appliances. The Primary Bedroom has a walk-through closet and a 3 pc Ensuite w/ Quartz Countertops. The additional good-sized bedroom has a large closet. A 4 pc Bath and a Laundry Room w/ storage spaces in this unit. The condo also comes with a Titled underground parking stall and a Titled storage unit. Close to Fish Creek Provincial Park, C-train station, Playgrounds, St. Mary's University, and Shawnessy Shopping Centre. Easy access to Macleod Trail. It is the perfect place to call home!		
Inclusions:	N/A		
Property Listed By:	Jessica Chan Real Estate & Management Inc.		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







