



THE
A-TEAM

**RE/MAX
FIRST**

200 SHAWNEE Square #207, Calgary T2Y 0T7

MLS® #: **A2118187** Area: **Shawnee Slopes** Listing Date: **03/27/24** List Price: **\$375,000**
Status: **Active** County: **Calgary** Change: **-\$15k, 17-May** 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: **816**
Low Sqft:
Ttl Sqft: **816**

Access:
Lot Feat:
Park Feat:

Underground

DOM

53

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony,Barbecue,Storage**

Construction: **Wood Frame**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Elevator,Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 12`3"
Kitchen	Main	11`2" x 12`0"
Bedroom	Main	10`10" x 9`2"
3pc Ensuite bath	Main	8`9" x 4`11"
Entrance	Main	4`4" x 6`1"

Room	Level	Dimensions
Dining Room	Main	6`6" x 12`0"
Bedroom - Primary	Main	10`8" x 11`1"
Walk-In Closet	Main	3`10" x 8`9"
4pc Bathroom	Main	4`11" x 9`4"
Laundry	Main	4`0" x 5`8"

Legal/Tax/Financial

Condo Fee:
\$409

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2011271**

Remarks

Pub Rmks: **Check out this beautiful newly-built apartment in Shawnee Slopes with 2 beds, 2 baths, and 816 sq. ft. of living space with luxury plank flooring throughout. The unit features 9' high ceilings and an open floor plan that encompasses the living room and gourmet kitchen with marble tile. The living room has a large window that leads to a balcony with a gas hookup. The kitchen has a center island and stainless steel appliances. The primary bedroom has a walk-through closet and a 3 pc ensuite, while the additional bedroom has a large closet. The unit also includes a 4 pc bath and a laundry room with storage space. 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! Professional property management can be included for investors, and an additional parking stall is available to purchase inquire if interested!**

Inclusions: **N/A**
Property Listed By: **Real Broker**

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







