



THE
A-TEAM

**RE/MAX
FIRST**

200 SHAWNEE Square #405, Calgary T2Y 0T7

MLS®#: **A2118736**

Area: **Shawnee Slopes**

Listing Date: **03/29/24**

List Price: **\$375,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 13-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: **790**
Low Sqft:
Ttl Sqft: **790**

DOM

51
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

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

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`4" x 5`8"	Living Room	Main	11`11" x 15`2"
Kitchen With Eating Area	Main	13`10" x 10`10"	Bedroom - Primary	Main	10`4" x 10`5"
Walk-In Closet	Main	8`4" x 4`11"	Bedroom	Main	8`10" x 12`2"
3pc Ensuite bath	Main	8`6" x 4`11"	4pc Bathroom	Main	8`11" x 5`1"
Laundry	Main	4`5" x 5`2"	Balcony	Main	10`3" x 7`2"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$409

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

2011271

Remarks

Pub Rmks:

Located in Shawnee Slopes with 2 beds, 2 baths, and 791 sq. ft. of living space, this unit features 9' high ceilings and an open floor plan that encompasses the living room and gourmet kitchen. Here you will find a center island with storage, stainless steel appliances, granite countertops and subway tiled backsplash. This top floor unit comes with luxury plank flooring throughout, built in AC, NW views and gas hookup on the balcony. The primary bedroom offers a walk-through closet and 3 pc ensuite and a large window. 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! Investor alert! Professional property management can be included for investors, and an additional parking stall may be available for 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









