



THE
A-TEAM

**RE/MAX
FIRST**

200 SHAWNEE Square #412, Calgary T2Y 0T7

MLS® #: **A2119079** Area: **Shawnee Slopes** Listing Date: **04/01/24** List Price: **\$437,990**
Status: **Pending** County: **Calgary** Change: **-\$2k, 15-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: **983**
Low Sqft:
Ttl Sqft: **983**

Access:
Lot Feat:
Park Feat:

Titled, Underground

DOM

48

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Storage**

Construction: **Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**
Int Feat: **Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`5" x 9`10"
Bedroom	Main	8`7" x 8`7"
Living Room	Main	14`9" x 11`11"
4pc Bathroom	Main	8`10" x 6`1"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	12`1" x 8`10"
Dining Room	Main	9`7" x 10`5"
Kitchen	Main	11`3" x 13`11"
4pc Ensuite bath	Main	6`2" x 8`2"

Legal/Tax/Financial

Condo Fee:
\$507

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **2011271**

Remarks

Pub Rmks: **One of the largest units in the building, three bedrooms, top floor, south facing with a large balcony. This condo is great for a young family or a retired couple. Beautifully finished and very spacious Upon entering the suite you will be greeted with a beautiful kitchen that has quartz countertop, stainless still appliances, big island and lots of cupboard spaces. The south-facing unit has huge windows in open living and dining room so it will always be sunny; the two bedrooms also have windows to the south side. The primary bedroom has a walk-through closet, ensuite bathroom with a huge shower. The second bedroom is on the other side of the living room. The kitchen, living and dining room has luxurious wood plank flooring, the bedrooms has plush carpet. There is a big balcony where you can hook up your gas BBQ, enjoy and sunshine and fresh air. The underground parking and storage locker are both titled. This complex is adjacent to the matured neighborhoods, and very close to Fish Creek Provincial Park. You have easy access to all the amenities as well as the nature. The Fish Creek - Lacombe CTrain Station is a short walk away.**

Inclusions: **none**
Property Listed By: **Golden Keys Realty**

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











