



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 SHAWNEE Square #210, Calgary T2Y 0T7**

MLS® #: **A2120315** Area: **Shawnee Slopes** Listing Date: **04/04/24** List Price: **\$339,900**  
Status: **Active** County: **Calgary** Change: **None** 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: **601**  
Low Sqft:  
Ttl Sqft: **601**

DOM

**45**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Assigned,Parkade**

Utilities and Features

Roof: **Asphalt**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,Fire Pit**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Washer/Dryer Stacked**  
Int Feat: **High Ceilings,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`8" x 11`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 11`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`11" x 8`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 8`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>				

Legal/Tax/Financial

Condo Fee: **\$336** Title: **Fee Simple** Zoning: **DC**  
Fee Freq:

Legal Desc:	2011271	Monthly	Remarks
Pub Rmks:	<b>Introducing Shawnee Slope Condos, spectacular condo offering 2 bedrooms in the magnificent and coveted SW community of Shawnee Slopes! This unit is an unbelievable opportunity for first-time home buyers and investors. Located close to McLeod Trail allowing for easy access to an abundance of shopping and dining, this is definitely one you don't want to miss out on. The unit also offers a TITLED underground, heated parking and storage so no need to be outside in the cold. This unrivaled location is close to all major amenities including shopping (Costco) , popular restaurants, public transportation, green spaces, schools and fish creek c-train station.</b>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>Skyrock</b>		

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















