



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 SHAWNEE Square #112, Calgary T2Y 0T7**

MLS® #: **A2138691**      Area: **Shawnee Slopes**      Listing Date: **06/10/24**      List Price: **\$426,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2022**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **984**  
 Low Sqft:  
 Ttl Sqft: **984**

DOM

**22**

Layout

Beds: **2 (2 )**  
 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**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **Elevator, Quartz Counters, Walk-In Closet(s)**  
 Utilities:

Room Information

| Room              | Level | Dimensions    |
|-------------------|-------|---------------|
| Office            | Main  | 8`9" x 7`6"   |
| Bedroom           | Main  | 9`6" x 9`11"  |
| 3pc Ensuite bath  | Main  | 8`5" x 4`11"  |
| Bedroom - Primary | Main  | 9`1" x 14`2"  |
| Kitchen           | Suite | 9`9" x 12`1"  |
| Living Room       | Main  | 12`6" x 12`4" |

| Room           | Level | Dimensions   |
|----------------|-------|--------------|
| Entrance       | Main  | 4`2" x 4`7"  |
| Laundry        | Main  | 6`0" x 3`4"  |
| Walk-In Closet | Main  | 8`6" x 5`6"  |
| Dining Room    | Main  | 13`3" x 8`0" |
| 4pc Bathroom   | Main  | 5`5" x 8`2"  |

Legal/Tax/Financial

Condo Fee:  
**\$521**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **2011271**

Remarks

Pub Rmks: **This stunning condo is located on the Main floor boasting a generous 984 square feet of luxurious living space. This unit offers an abundance of natural light. Adding to its appeal is a spacious patio, perfect for enjoying the outdoors. Featuring two bedrooms PLUS DEN and two full bathrooms, this unit has been thoughtfully designed with your comfort and convenience in mind. includes a stainless steel kitchen appliances package in the upgraded kitchen, high-quality finishes throughout., quartz countertops, beautiful backsplash and luxury vinyl plank flooring. The ensuite bathroom showcases a full shower complete with a glass door, while the main bathroom includes a tub/shower combination. Additionally, the master bedroom features a walk-through closet, ensuring ample storage space. the convenience of in-suite laundry, upgraded lighting, and A storage locker Ensuring your peace of mind, the Main building entrance boasts security features such as fob key entry, and security cameras, Titled parking/Storage locker further enhances the functionality of this exceptional unit Situated in the sought-after Community of Shawnee Slopes and offers proximity to shopping, parks, and public transit, enhancing your lifestyle with convenience and easy accessibility.**

Inclusions: **None**  
Property Listed By: **DreamHouse Realty Ltd.**

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











