



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**150 SHAWNEE Square #112, Calgary T2Y 0T6**

MLS®#: **A2159077**      Area: **Shawnee Slopes**      Listing Date: **08/23/24**      List Price: **\$337,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 16-Oct**      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:

**Finished Floor Area**  
 Abv Sqft: **683**  
 Low Sqft:  
 Ttl Sqft: **683**

**Titled, Underground**

DOM

**102**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Boiler, Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line**

Construction:  
**Mixed**  
 Flooring:  
**Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Cooktop, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Granite Counters, Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 5`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>4`6" x 5`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`3" x 11`6"</b>

Room	Level	Dimensions
<b>Other</b>	<b>Main</b>	<b>4`4" x 8`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>7`10" x 10`9"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>12`6" x 11`6"</b>
<b>Entrance</b>	<b>Main</b>	<b>8`5" x 4`0"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$376

Fee Simple  
Fee Freq:  
Monthly

DC

Legal Desc: 2011271

Remarks

Pub Rmks: **Vacant unit - This 2 bedroom home in Shawnee Slopes could be yours! Not only do you have patio access but AC to keep you cool on those hot summer days. Enjoy this 2 bedroom condo with full-sized stacked laundry, gorgeous vinyl plank flooring throughout, immense kitchen cupboard space and titled parking and storage locker. This building was completed in 2022 and the location cannot be beaten - walk to Fish Creek Park, C-Train, local shops and playground. Short drive to shopping in either direction on Macleod Trail.**

Inclusions: **fobs, remotes**  
Property Listed By: **Real Broker**

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















