

Finished Floor Area

685

685

Abv Saft:

Low Sqft:

Ttl Sqft:

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

1

1.0 (1 0)

Low-Rise(1-4)

90

200 SHAWNEE Square #401, Calgary T2Y0T7

Shawnee Slopes Listing A2162909 09/04/24 List Price: **\$343,900** MLS®#: Area:

Status: Active County: Calgary Change: -\$15k, 04-Oct Association: Fort McMurray

Date:

Residential Prop Type: Sub Type: **Apartment**

2023 Year Built:

Lot Sz Ar: Lot Shape:

Access:

Lot Feat:

Park Feat:

General Information

City/Town: Calgary

Lot Information

Underground

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: **Baseboard** Stucco, Wood Frame Sewer:

Flooring:

Ext Feat: Fire Pit Carpet, Vinyl Plank Water Source:

Fnd/Bsmt:

Kitchen Appl: Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked

Int Feat: Elevator **Utilities:**

Room Information

<u>Room</u> Level **Dimensions** Room Level **Dimensions Living Room** Main 11`6" x 11`4" Kitchen Main 12`1" x 8`1" **Bedroom - Primary** 10`7" x 9`0" 4pc Ensuite bath 8`10" x 5`6" Main Main

Bedroom Main 10`10" x 7`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$352 **Fee Simple** DC

> Fee Freq: Monthly

Legal Desc: **2011271**

Remarks

Pub Rmks:

Brand new Shawnee Slope Condos with breath taking downtown and park view, 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.

Inclusions: N/A
Property Listed By: Skyrock

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











