

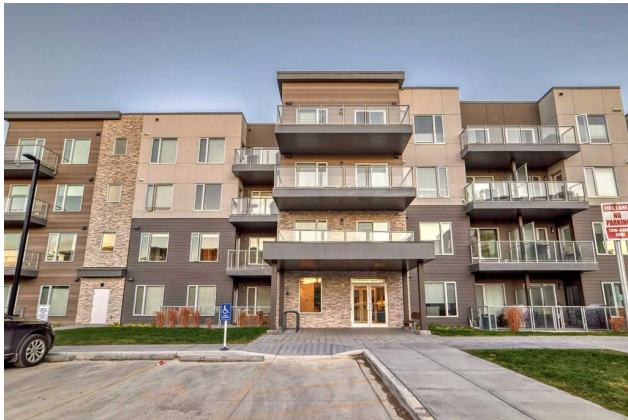


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**150 SHAWNEE Square #109, Calgary T2Y 0T6**

MLS® #: **A2175539**      Area: **Shawnee Slopes**      Listing Date: **10/28/24**      List Price: **\$413,500**  
 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: **Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **892**  
 Low Sqft:  
 Ttl Sqft: **892**

DOM

**25**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

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

Utilities and Features

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

Construction: **Concrete,Mixed,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 10`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`5" x 4`2"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>4`9" x 7`0"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`0" x 8`1"</b>
<b>Other</b>	<b>Main</b>	<b>12`6" x 13`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`11" x 11`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 9`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>10`11" x 11`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`4" x 10`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 11`9"</b>
<b>Entrance</b>	<b>Main</b>	<b>6`5" x 4`6"</b>	<b>Den</b>	<b>Main</b>	<b>9`1" x 6`1"</b>

Legal/Tax/Financial

Condo Fee:  
**\$478**

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

Zoning:  
**DC**

Legal Desc: **2011271**

Remarks

Pub Rmks: **Vacant unit - Located in Shawnee Slopes with 2 beds, 2 baths, a den almost 900 sq ft of living space, this end unit features 9' high ceilings and an open floor plan that encompasses the living room, dining room and gourmet kitchen. Here you will find a center island with storage, stainless steel appliances, granite countertops and subway tiled backsplash. This main floor unit comes with luxury plank flooring throughout, carpet in the bedrooms, extra large patio with both gas hook up electrical outlet. The primary bedroom offers a walk-through closet and large 3 pc ensuite with additional storage . The second bedroom has a large closet. The main bath boasts of a deep tub and tall counter and the laundry machines are full-sized. You'll have access to a titled underground parking stall and storage unit. The condo is close to Fish Creek Provincial Park, C-train station, playgrounds, St. Mary's University, and Shawnessy Shopping Centre. Macleod Trail is easily accessible. It's the perfect place to call home! Possession is fully negotiable.**

Inclusions:  
Property Listed By: **Window coverings  
Real Broker**

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

