



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**660 SHAWNEE Square #414, Calgary T2Y 0X6**

MLS® #: **A2177728**

Area: **Shawnee Slopes**

Listing Date: **11/06/24**

List Price: **\$350,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2024**

Finished Floor Area

Abv Sqft: **527**  
Low Sqft:  
Ttl Sqft: **527**

Lot Information

Lot Sz Ar:  
Lot Shape:

DOM

**14**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:  
Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Oven,Refrigerator,Stove(s),Washer/Dryer Stacked**  
Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`4" x 10`11"	Kitchen	Main	11`6" x 9`11"
Living Room	Main	11`6" x 10`0"	4pc Bathroom	Main	0`0" x 0`0"
Legal/Tax/Financial					

Condo Fee: **\$253** Title: **Fee Simple** Zoning: **TBD**  
 Fee Freq: **Monthly**

Legal Desc: **TBD** Remarks

Pub Rmks: **Exclusive Assignment Sale Opportunity! Missed out on this high-demand project? Here's your chance! We have exclusive assignment sales from original buyers looking to transfer their units before closing, less than original purchase price. Discover luxury living at its finest in this 1-bedroom condo, TOP FLOOR UNIT AND SOUTH FACING, at the Metroside Condos in SW Calgary. This condo offers the perfect blend of style and comfort, with an open-concept layout that effortlessly connects the living, dining, and kitchen areas—perfect for both entertaining and everyday living. Located within steps from Fish Creek Provincial Park and LRT Fish Creek Lacombe Station. This could be your new home or a smart investment opportunity. Photos are representative. Don't miss out on this rare opportunity!**

Inclusions: **N/A**  
 Property Listed By: **RE/MAX Real Estate (Central)**

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



