



THE
A-TEAM

**RE/MAX
FIRST**

660 SHAWNEE Square #405, Calgary T2Y 0X6

MLS® #: **A2184562** Area: **Shawnee Slopes** Listing Date: **12/30/24** List Price: **\$325,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 03-Apr** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **607**
 Low Sqft:
 Ttl Sqft: **607**

DOM

104
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Titled,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,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
4pc Bathroom	Main	8`11" x 5`1"	Bedroom	Main	8`11" x 9`2"
Foyer	Main	7`10" x 6`11"	Kitchen	Main	12`2" x 12`1"
Living Room	Main	12`2" x 11`2"	Bedroom - Primary	Main	8`11" x 8`11"

Legal/Tax/Financial

Condo Fee: **\$329** Title: **Fee Simple** Zoning: **TBD**
 Fee Freq:

Monthly

Legal Desc: 2011271

Remarks

Pub Rmks: **Welcome to this stunning, top-floor 2-bedroom, 1-bathroom apartment in the highly sought-after neighborhood of Shawnee Slopes. With an open-concept design, this modern and spacious home is ideal for those seeking comfort, convenience, and style. The large windows flood the space with incredible natural light, creating a warm and inviting atmosphere throughout. The kitchen is a chef's dream, featuring a central island with a sink and dishwasher, perfect for entertaining or everyday meals. The private balcony offers a lovely view and is an ideal spot for relaxation. Enjoy the convenience of in-suite laundry and a titled parking stall in a heated underground parking garage. The location is unbeatable, with Fish Creek Provincial Park just a stone's throw away, providing endless opportunities for outdoor activities. Commuting is a breeze with easy access to the LRT Fish Creek Lacombe Station and Macleod Trail. Plus, you're close to shopping, schools, and all the amenities you need. This brand-new apartment offers everything you need for a comfortable lifestyle in a vibrant community. Don't miss out - make this beautiful apartment your new home today!**

Inclusions: NA
Property Listed By: eXp Realty

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







