



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**150 SHAWNEE Square #112, Calgary T2Y0T6**

MLS®#: **A2184716**      Area: **Shawnee Slopes**      Listing Date: **12/30/24**      List Price: **\$335,000**  
 Status: **Pending**      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:

**Titled, Underground**

Finished Floor Area

Abv Sqft: **683**  
 Low Sqft:  
 Ttl Sqft: **683**

DOM

**54**

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: **Baseboard, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line, Lighting**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`4" x 9`1"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>4`4" x 8`2"</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`6"</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>Living Room</b>	<b>Main</b>	<b>11`3" x 11`6"</b>	<b>Balcony</b>	<b>Main</b>	<b>10`4" x 9`2"</b>
<b>Entrance</b>	<b>Main</b>	<b>8`5" x 4`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$376**

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

Zoning:  
**DC**

Legal Desc: **2011271;13**

Remarks

Pub Rmks: **Seller will pay 12 months of condo fees! 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:  
Property Listed By: **NA  
Real Broker**

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









