



THE
A-TEAM

**RE/MAX
FIRST**

200 SHAWNEE Square #401, Calgary T2Y 0T7

MLS®#: **A2186944**

Area: **Shawnee Slopes**

Listing Date: **01/10/25**

List Price: **\$339,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Titled,Underground

Finished Floor Area

Abv Sqft: **685**
Low Sqft:
Ttl Sqft: **685**

DOM

12
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

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

Construction:
Aluminum Siding ,Concrete,Stucco,Wood Frame
Flooring:
Carpet,Ceramic Tile
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`10" x 5`6"	Bedroom - Primary	Main	10`7" x 9`0"
Bedroom	Main	10`10" x 7`10"	Kitchen	Main	12`1" x 8`1"
Foyer	Main	5`0" x 4`0"	Living Room	Main	11`6" x 11`4"
Laundry	Main	5`5" x 4`5"	Balcony	Main	9`3" x 6`11"

Legal/Tax/Financial

Condo Fee: \$352	Title: Fee Simple	Zoning: DC
	Fee Freq: Monthly	

Legal Desc: **2011271**

Remarks

Pub Rmks: **Brand-new Shawnee Slope Condos with stunning downtown and park views! This exceptional unit features 2 bedrooms and is situated in the highly sought-after Southwest community of Shawnee Slopes. It's a fantastic opportunity for both first-time homebuyers and savvy investors. Conveniently located near McLeod Trail, you'll enjoy easy access to a wide range of shopping, dining, and entertainment options. The condo includes a TITLED underground, heated parking spot and storage, ensuring you stay cozy during cold weather. The unbeatable location offers proximity to major amenities, including Costco, popular restaurants, public transportation, green spaces, schools, and the Fish Creek C-Train station. Don't miss your chance to own a piece of this prime community!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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



















