



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 SHAWNEE Square #402, Calgary T2Y 0T7**

MLS®#: **A2190113**      Area: **Shawnee Slopes**      Listing Date: **01/24/25**      List Price: **\$299,900**  
 Status: **Pending**      County: **Calgary**      Change: **-\$5k, 19-Mar**      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: **Off Street**

Finished Floor Area

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

DOM

**71**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **0**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Closet Organizers, Elevator, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5` 8" x 8` 10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10` 10" x 7` 10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12` 6" x 14` 4"</b>	<b>Living Room</b>	<b>Main</b>	<b>11` 7" x 11` 7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9` 1" x 10` 8"</b>	<b>Balcony</b>	<b>Main</b>	<b>9` 8" x 7` 0"</b>
<b>Laundry</b>	<b>Main</b>	<b>5` 6" x 4` 6"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>8` 2" x 4` 4"</b>

Legal/Tax/Financial

Condo Fee: **\$362**      Title: **Fee Simple**      Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **2011271**

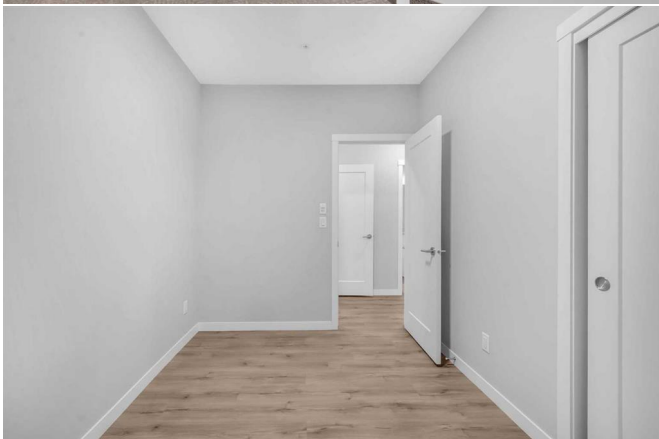
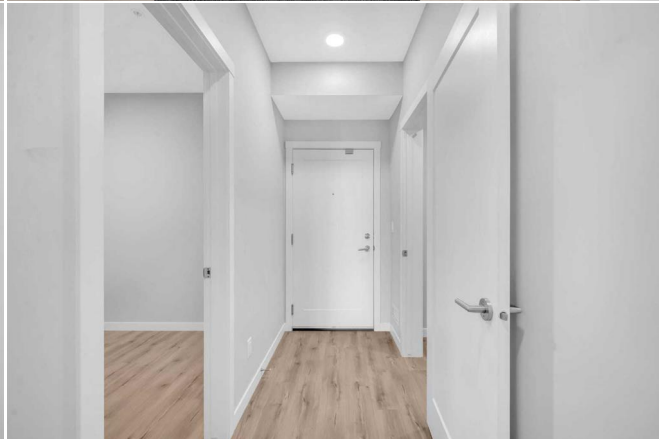
Remarks

Pub Rmks: **TOP FLOOR | CONVENIENT LOCATION IN SW CALGARY | 2023 BUILT | STORAGE UNIT | 2 BED | WEST EXPOSURE | Welcome to this gorgeous 2-bedroom, 1-bathroom unit, perfectly situated on the top floor of a newly built (2023) complex in the desirable neighborhood of Shawnee Slopes. This modern and contemporary home offers both style and convenience, with no upstairs neighbors and great views. The unit features a neutral color palette, offering a timeless and versatile design that perfectly complements any style of decor. As you step inside, you're greeted by a dedicated laundry room and a spacious closet for shoes and jackets. The hallway leads to a full bathroom with sleek finishes and a spacious bedroom ideal for family, guests, or a home office. The heart of the unit is the bright and open-concept kitchen, featuring stainless steel appliances, a large island, and contemporary cabinets. This space flows seamlessly into the living area, which is bathed in natural light from the large window. The primary bedroom is a retreat, complete with a walk-in closet and access to a private WEST FACING balcony. This spacious balcony is the perfect spot to enjoy your morning coffee or unwind at the end of the day. Additional features include a titled storage unit, providing secure and convenient solutions for your everyday needs. Located in Shawnee Slopes, this unit offers access to parks, schools, shopping, and all the amenities you could need. Commuting is a breeze with MacLeod Trail and Fish Creek Boulevard just moments away. Don't miss your chance to own this stunning top-floor condo located in Calgary's SW quadrant! Book your viewing today!**

Inclusions: n/a  
Property Listed By: **Real Broker**

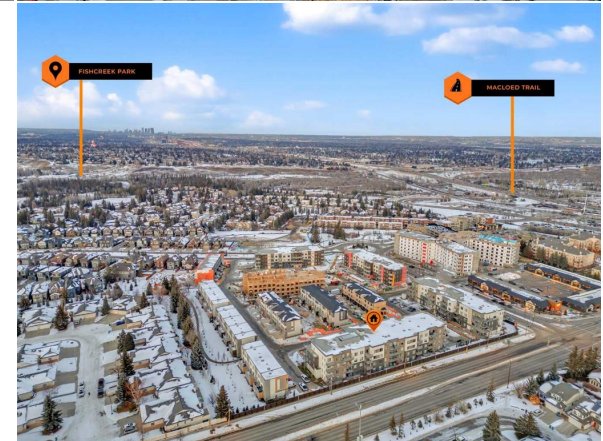
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





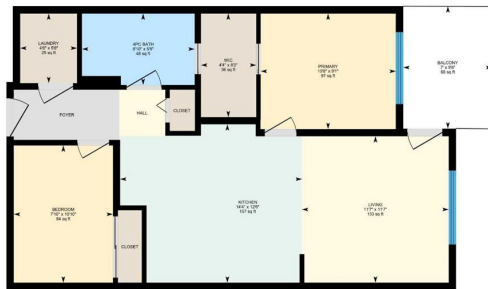






**402-200 Shawnee Sq SW, Calgary, AB**

Main Floor Interior Area 893.71 sq ft



PREPARED: 2025/01



While regions are excluded from this floor area in CLSDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.