



THE
A-TEAM

**RE/MAX
FIRST**

660 SHAWNEE Square #111, Calgary T2Y 0X6

MLS® #: **A2197072**

Area: **Shawnee Slopes**

Listing Date: **02/27/25**

List Price: **\$345,000**

Status: **Active**

County: **Calgary**

Change: **-\$8k, 17-Mar**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **597**
Low Sqft:
Ttl Sqft: **597**

DOM

55

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Cement Fiber Board,Vinyl Siding**
Flooring: **Carpet,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:
\$312

Title: **Fee Simple**
Fee Freq:

Zoning: **TBD**

| | | | |
|---------------------|--|---------|---------|
| Legal Desc: | 2011271 | Monthly | Remarks |
| Pub Rmks: | <p>Discover stylish living in Shawnee Slopes with this bright and spacious 2-bedroom, 1-bathroom main-floor condo! Boasting large south-facing windows that flood the space with natural sunlight, enjoy your private balcony—perfect for morning coffee or evening relaxation. The open-concept layout features a modern kitchen with quartz countertops, stainless steel appliances, and a large island—ideal for entertaining. Luxury vinyl plank flooring runs throughout the kitchen and living areas, while plush carpet in the bedrooms offers comfort and warmth. You'll love the full-sized in-suite laundry with extra storage space and the unbeatable location—just minutes to Fish Creek Park, LRT, shopping, and amenities. PLUS 1 titled underground parking stall included. Whether you're a first-time buyer, investor, or downsizer—this is the perfect opportunity to own in one of Calgary's most sought-after communities. Don't miss out!</p> | | |
| Inclusions: | N/A | | |
| Property Listed By: | The Real Estate District | | |

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





