

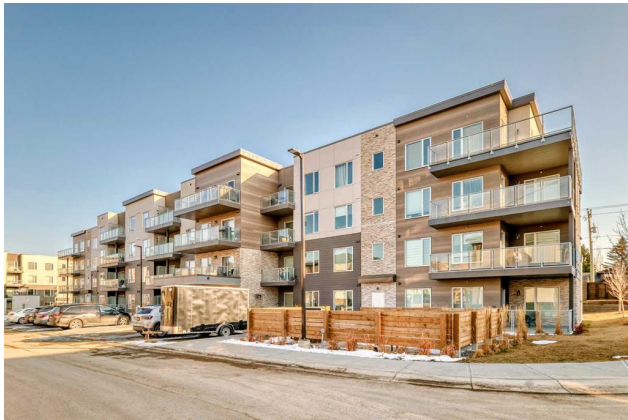


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 SHAWNEE Square #111, Calgary T2Y 0T7**

MLS® #: **A2204238**      Area: **Shawnee Slopes**      Listing Date: **03/20/25**      List Price: **\$344,000**  
 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: **604**  
 Low Sqft:  
 Ttl Sqft: **604**

DOM

**24**

Layout

Beds: **2 ( 2 )**  
 Baths: **1.0 ( 1 0 )**  
 Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt**  
 Heating: **Baseboard, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Electric Cooktop, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked**  
 Int Feat: **Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`0" x 6`0"	Kitchen With Eating Area	Main	9`0" x 11`7"
Living Room	Main	11`1" x 12`1"	Bedroom - Primary	Main	8`6" x 8`10"
Bedroom	Main	6`9" x 8`5"	Laundry	Main	4`0" x 6`4"
4pc Bathroom	Main	4`11" x 8`7"	Balcony	Main	9`0" x 10`6"

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$329**

**Fee Simple**

**DC**

Fee Freq:  
**Monthly**

Legal Desc: **2011271;160**

Remarks

Pub Rmks: **Located in Shawnee Slopes with 2 beds, 1 bath 604 sq. ft. of living space, this unit features 9' high ceilings and an open floor plan that encompasses the living room and gourmet kitchen. Here you will find a center island with storage, stainless steel appliances, granite countertops and chevron tiled backsplash. This main floor unit comes with luxury plank flooring and plush carpet in the bedrooms and gas hookup on the balcony. The primary bedroom offers a large closet and the second bedroom has a good-sized closet as well. The main bath boasts of a deep tub and tall counter and the laundry machines are full-sized. You'll have access to a titled underground parking stall and storage unit. The condo is close to Fish Creek Provincial Park, C-train station, playgrounds, St. Mary's University, and Shawnessy Shopping Centre. Macleod Trail is easily accessible. It's the perfect place to call home! This is a great first home purchase or a reliable investment property. Tenant rights apply, occupied until May 31, 2025.**

Inclusions:  
Property Listed By: **Fobs  
Real Broker**

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





