

# \$400,000 - 307, 150 Shawnee Square Sw, Calgary

MLS® #A2210104

**\$400,000**

2 Bedroom, 2.00 Bathroom, 792 sqft

Residential on 0.00 Acres

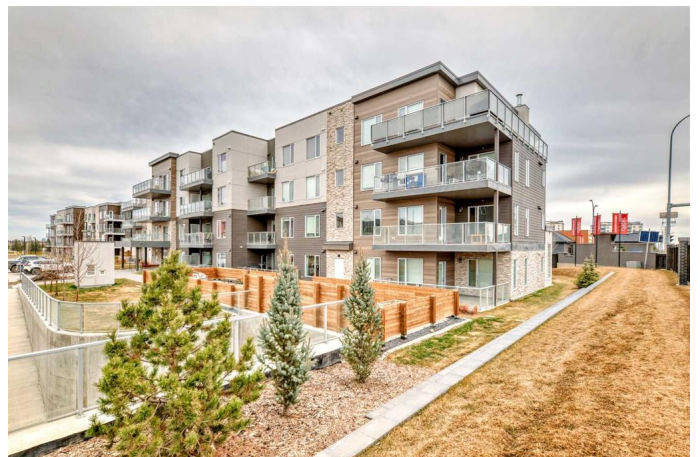
Shawnee Slopes, Calgary, Alberta

VACANT unit! Sought after Shawnee Slopes has a new listing just for you! This gorgeous 3rd floor, 2 beds, 2 bath 791 sq. ft. home, 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 3rd unit has a light-coloured palette, luxury vinyl plank flooring throughout. The balcony has a gas hookup for your BBQing convenience. The primary bedroom offers a large walk-through 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.

Built in 2022

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2210104  |
| Price    | \$400,000 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 792               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 307, 150 Shawnee Square Sw |
| Subdivision | Shawnee Slopes             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Y0T6                     |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Snow Removal, Trash, Visitor Parking, Secured Parking |
| Parking Spaces | 1   |
| Parking        | Stall, Titled, Underground                            |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings   |
| Heating           | Baseboard, Natural Gas  |
| Cooling           | None  |
| # of Stories      | 4   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line, Courtyard             |
| Roof              | Asphalt                                      |
| Construction      | Aluminum Siding, Concrete, Mixed, Wood Frame |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 30              |
| Zoning         | DC              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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