

104, 660 Shawnee Square SW  
Calgary, Alberta

MLS # A2302761



## \$373,800

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	731 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Window Blinds

ATTENTION FIRST-TIME BUYERS & INVESTORS! Welcome to your next purchase, this 2 bedroom, 2 FULL bathroom condo is situated in the welcoming community of Shawnee Slopes. Connected by walkable paths this community includes shopping, schools, playgrounds, parks and is just short walk from the C-Train. This modern condo features stainless steel appliances, quartz countertops, tiled back-splash and a kitchen island with breakfast bar. Including in-unit laundry for added comfort. Featuring an ample sized living area, large windows to provide natural sunlight! A large primary bedroom with an accompanied walk-through closet and a 3pc ensuite, as well as a second bedroom and second full bathroom. A den to provide in unit storage, in addition to the titled storage unit. Forget having a cold car in winter with a titles and heated underground parking stall. A perfect home for a first-time buyers, young families or investors. Call you Realtor Today!