

# \$399,900 - 301, 150 Shawnee Square Sw, Calgary

MLS® #A2213302

**\$399,900**

2 Bedroom, 2.00 Bathroom, 791 sqft

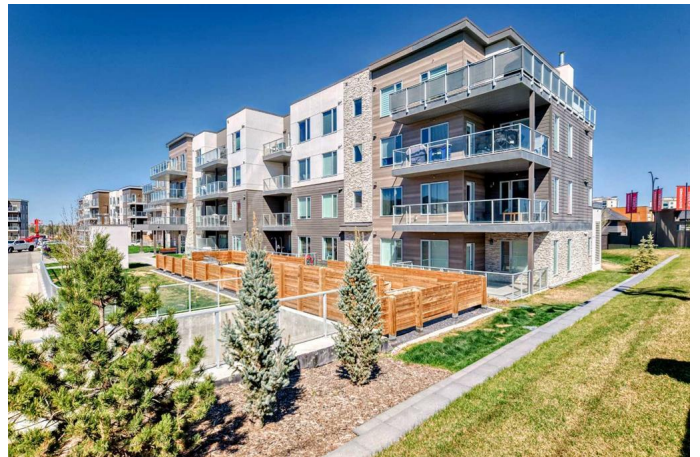
Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

PRICE REDUCED. 2 BEDS | 2 BATHS | WEST FACING | PRIVATE BALCONY | NEARBY ELEMENTARY, JUNIOR HIGH & HIGH SCHOOL | ESTABLISHED RETAIL AMENITIES | PARK, PLAYGROUND AND MUCH MORE. You will love this condo. Walking in, it's modern and bright with big windows, 9 ft ceilings, vinyl plank flooring and open concept. The kitchen has everything you will need to enjoy cooking, SS appliances, quartz counters, an island with a seating area and plenty of cabinet and counter space. The 2 bdrms are on opposite sides, with the primary being spacious enough to fit your king-size bed, 3-piece ensuite with quartz counter, and walk-in closet. The other bdrm is also a good size and another 4-piece bath with quartz counter and soaking tub. The covered balcony is spacious and makes it easy to enjoy a coffee and BBQ's. You'll have access to a titled underground parking stall and storage unit. The condo is close to Fish Creek Provincial Park (IDEAL FOR WALKS, JOGGING, OUTDOOR RECREATION), Canyon Meadows C-train station, and EB at Fish Creek-Lacombe Station. Playgrounds, St. Mary's University, and Shawnessy Shopping Centre. Macleod Trail is easily accessible. This is a great investment, or a first-time home; it's a win-win.

Built in 2022

## Essential Information



MLS® #	A2213302
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	791
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	301, 150 Shawnee Square Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0T6

### Amenities

Amenities	Other, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground, Titled

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	40
Zoning	DC

**Listing Details**

Listing Office	One Percent Realty
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