


310, 150 Shawnee Square

Calgary, Alberta

MLS # A2251028



\$382,000



Division:	Shawnee Slopes			
Type:	Residential/Low Rise (2-4 stories)			
Style:	Apartment-Single Level Unit			
Size:	789 sq.ft.	Age:	2022 (3 yrs old)	
Beds:	2	Baths:	2	
Garage:	Stall, Titled, Underground			
Lot Size:	-			
Lot Feat:	-			
Heating:	Baseboard, Natural Gas		Water:	-
Floors:	Carpet, Vinyl Plank		Sewer:	-
Roof:	Asphalt Shingle		Condo Fee:	\$ 411
Basement:	-		LLD:	-
Exterior:	Vinyl Siding, Wood Frame		Zoning:	DC
Foundation:	Poured Concrete		Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Vinyl Windows			
Inclusions:	na			

Sought after Shawnee Slopes has a listing just for you! This gorgeous 3rd floor, 2 beds, 2 bath 788 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 floor 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. Currently tenanted until March/26 but this is negotiable. Tenant rights apply.