

**104, 660 Shawnee Square SW**  
**Calgary, Alberta**

**MLS # A2243454**



**\$375,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Shawnee Slopes                     |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 737 sq.ft.                         | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade, 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>       | Flat                | <b>Condo Fee:</b> | \$ 411 |
| <b>Basement:</b>   | -                   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame          | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Walk-In Closet(s)   |                   |        |

**Inclusions:** N/A

Welcome to this BRAND NEW 2 bedroom, 2 bathroom condo in the amazing SW community of Shawnee Slopes surrounded by amazing walking paths, parks, schools, shopping and steps from the C-Train. This condo features everything you will need with a beautifully finished kitchen with granite counter tops, tiled back splash, microwave/hood vent combo for maximum cupboard space, and stainless steel appliances! It also features a large living area for relaxing or entertaining with a large north facing window and patio with an abundance of natural light, but stating cool in the summer with no direct sunlight on the windows. A large bedroom with a walk through closet, a 3 piece ensuite bathroom as well as a second bedroom and second full bathroom. Front load, in-unit washer and dryer, A den perfect for the at home office, Gym room, or extra storage space! Stay warm in the winter with the HEATED & SECURED underground parking and a secured storage area. This professionally managed building is very well taken care of and shows it! Also comes with free professional rental management for 3 years, perfect for an investor! Book your showing today to check out this AMAZING unit!