

102, 200 Shawnee Square SW  
 Calgary, Alberta

MLS # A2247150



**\$334,900**

|                  |                                                 |               |                  |
|------------------|-------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Shawnee Slopes                                  |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)              |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                     |               |                  |
| <b>Size:</b>     | 682 sq.ft.                                      | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 2                                               | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Enclosed, Parkade, Secured, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                               |               |                  |
| <b>Lot Feat:</b> | -                                               |               |                  |

|                    |                                                                                                 |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                                                                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                 | <b>Condo Fee:</b> | \$ 362 |
| <b>Basement:</b>   | -                                                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Wood Frame                                                           | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |        |

**Inclusions:** N/A

Stylish and modern, this 2-bedroom, 1-bathroom condo is part of the newly built (2023) Fish Creek Exchange in the desirable neighborhood of Shawnee Slopes. Offering 743 sq ft (builder size), it features luxury vinyl plank flooring, high ceilings, and a sleek kitchen with quartz countertops, stainless steel appliances, and full-height cabinetry. A well-designed 4-piece bathroom completes the polished interior. Titled underground parking and an additional Secured titled storage cage add convenience. The private ground-level patio with privacy screens offers an inviting space for morning coffee, summer evenings, or easy outdoor access &mdash; all while connecting directly to the landscaped courtyard. Steps from the Fish Creek&ndash;Lacombe LRT Station and just minutes from Fish Creek Provincial Park, this home blends modern comfort with unbeatable access to nature, transit, and a vibrant community.