

205, 150 Shawnee Square SW
Calgary, Alberta
MLS # A2256494

\$395,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	965 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade, See Remarks, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 510
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home		

Inclusions: N/A

This Stylish & Spacious 2 Bedroom + Den Condo is Stunning from front to back! Welcome to PARK SOUTH at Fish Creek Exchange. Located Just Steps to Fish Creek LRT, easy access to everywhere. Interior Fit & Finish is STUNNING as Luxury Vinyl Plank 4mm Floors greet you at entry into your SPACIOUS MODERN kitchen, with pull-up seating to the Sleek QUARTZ counters for something quick, or actual DINING room to sit and enjoy a meal. Stainless Steel appliance package includes Microwave Hoodfan, Ceramic Top Stove & Dishwasher too! Well chosen glass tile accented backsplash completes the kitchens fresh vibe. Nicely configured 9 FT Ceilings in the generously sized Main Living area enjoys natural EAST Sunshine flowing through in the mornings, or head outside to your delightful Deck Space for a morning beverage. Separated Bedroom spaces include the luxurious carpets in PRIMARY Suite walk-thru closet & refined private 3 pce Ensuite. Morning EAST sunshine in Bedroom 2 as well, with nearby Full Size stackable Laundry & 4 pce Bath. Nice sized DEN/FLEX room(8'x 7'5") could be utilized for visitors as needed or workspace. Tasteful & Stylish Colour palette like buying something NEW without having to wait for it. Inclusive condo fees covers most everything including the Pickleball Tennis Courts, skating, nearby in the neighbourhood. Walkways & Pathways in this breathtaking developing AREA for years to come. Secured Door Entry in this NON Smoking Designated building, Titled Underground Heated Parking as well as BIKE Storage room and Titled Storage area too! Don't miss your chance to buy the NEW & Pretty VERSION of the condo you've always wanted with lots of space!