# \$344,000 - 111, 200 Shawnee Square Sw, Calgary

MLS® #A2204238

## \$344,000

2 Bedroom, 1.00 Bathroom, 604 sqft Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Located in Shawnee Slopes with 2 beds, 1 bath 604 sq. ft. of living space, this unit 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 main floor unit comes with luxury plank flooring and plush carpet in the bedrooms and gas hookup on the balcony. The primary bedroom offers a large 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. Tenant rights apply, occupied until May 31, 2025.



#### **Essential Information**

MLS® # A2204238 Price \$344,000

Bedrooms 2
Bathrooms 1.00







Full Baths 1

Square Footage 604
Acres 0.00
Year Built 2023

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

### **Community Information**

Address 111, 200 Shawnee Square Sw

Subdivision Shawnee Slopes

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 0T7

#### **Amenities**

Amenities Secured Parking, Snow Removal, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Titled, Underground

#### Interior

Interior Features Built-in Features, Closet Organizers, Granite Counters, High Ceilings,

Kitchen Island, No Animal Home, No Smoking Home, Recessed

Lighting, Vinyl Windows

Appliances Dishwasher, Electric Cooktop, Electric Oven, Microwave, Microwave

Hood Fan, Refrigerator, Washer/Dryer Stacked

Heating Baseboard, Natural Gas

Cooling None

# of Stories 4

#### **Exterior**

Exterior Features Balcony
Roof Asphalt
Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 20th, 2025

Days on Market 21 Zoning DC

# **Listing Details**

Listing Office Real Broker

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