

# \$399,900 - 301, 150 Shawnee Square Sw, Calgary

MLS® #A2213302

**\$399,900**

2 Bedroom, 2.00 Bathroom, 791 sqft

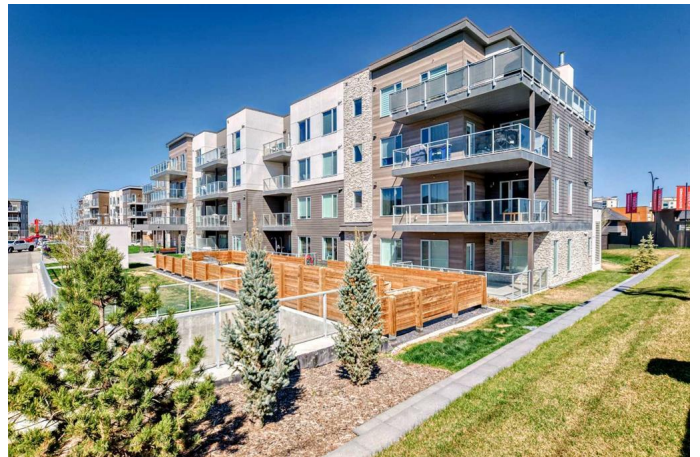
Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

PRICE REDUCED. 2 BEDS | 2 BATHS | WEST FACING | PRIVATE BALCONY | NEARBY ELEMENTARY, JUNIOR HIGH & HIGH SCHOOL | ESTABLISHED RETAIL AMENITIES | PARK, PLAYGROUND AND MUCH MORE. You will love this condo. Walking in, it's modern and bright with big windows, 9 ft ceilings, vinyl plank flooring and open concept. The kitchen has everything you will need to enjoy cooking, SS appliances, quartz counters, an island with a seating area and plenty of cabinet and counter space. The 2 bdrms are on opposite sides, with the primary being spacious enough to fit your king-size bed, 3-piece ensuite with quartz counter, and walk-in closet. The other bdrm is also a good size and another 4-piece bath with quartz counter and soaking tub. The covered balcony is spacious and makes it easy to enjoy a coffee and BBQ's. You'll have access to a titled underground parking stall and storage unit. The condo is close to Fish Creek Provincial Park (IDEAL FOR WALKS, JOGGING, OUTDOOR RECREATION), Canyon Meadows C-train station, and EB at Fish Creek-Lacombe Station. Playgrounds, St. Mary's University, and Shawnessy Shopping Centre. Macleod Trail is easily accessible. This is a great investment, or a first-time home; it's a win-win.

Built in 2022

## Essential Information



MLS® #	A2213302
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	791
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	301, 150 Shawnee Square Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y0T6

### Amenities

Amenities	Other, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Courtyard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	May 5th, 2025
Days on Market	46
Zoning	DC

**Listing Details**

Listing Office	One Percent Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.