

**205, 150 Shawnee Square SW  
Calgary, Alberta**

**MLS # A2277356**



**\$378,900**

**Division:** Shawnee Slopes

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 976 sq.ft. **Age:** 2022 (4 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Heated Garage, Parkade, Titled, Underground

**Lot Size:** -

**Lot Feat:** -

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 488

**Basement:** -

**LLD:** -

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)

**Inclusions:** N/A

STYLISH & SPACIOUS 2 BEDROOM + DEN CONDO at PARK SOUTH &dash; Fish Creek Exchange. This MODERN, MOVE-IN READY home offers an open-concept layout with 9 FT CEILINGS and LUXURY VINYL PLANK FLOORING throughout the main living space. The SLEEK KITCHEN features QUARTZ COUNTERTOPS, a large island with seating, STAINLESS STEEL APPLIANCES, and a glass tile backsplash that completes the clean, contemporary look. The living area is filled with NATURAL EAST-FACING LIGHT, flowing out to your EAST-FACING BALCONY WITH BBQ GAS LINE&mdash;perfect for morning coffee. The SEPARATED BEDROOM DESIGN offers privacy, with a PRIMARY SUITE featuring a walk-through closet and PRIVATE 3-PIECE ENSUITE, while the second bedroom is conveniently located near the FULL 4-PIECE BATH. A DEN / FLEX SPACE provides ideal room for a home office or guests. Additional features include IN-SUITE LAUNDRY, TITLED UNDERGROUND HEATED PARKING, TITLED STORAGE, SECURE BUILDING ACCESS, BIKE STORAGE, and visitor parking. CONDO FEES INCLUDE HEAT, WATER, INSURANCE, RESERVE FUND CONTRIBUTIONS & PROFESSIONAL MANAGEMENT, plus access to HOA AMENITIES including recreation courts and green spaces. Located STEPS TO FISH CREEK&ndash;LACOMBE LRT, with quick access to FISH CREEK PROVINCIAL PARK, pathways, shopping, and major routes. NON-SMOKING BUILDING, pets subject to board approval. IMMEDIATE & NEGOTIABLE POSSESSION AVAILABLE. This is your chance to own a LIKE-NEW CONDO WITHOUT THE WAIT.