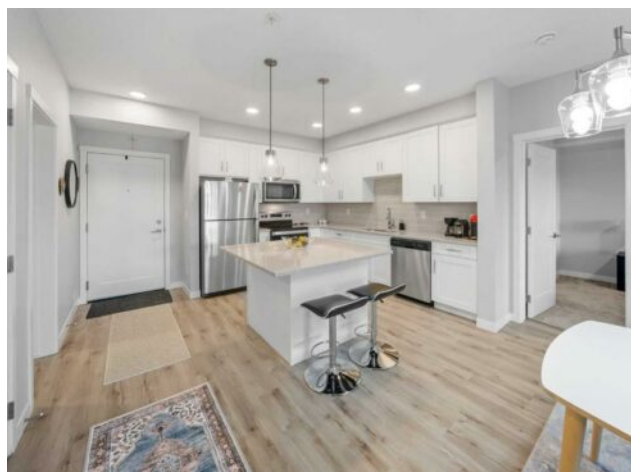


**205, 150 Shawnee Square SW  
Calgary, Alberta**

**MLS # A2277356**

# \$378,900



<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 488
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

STYLISH & SPACIOUS 2 BEDROOM + DEN CONDO at PARK SOUTH & 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&mdash;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.