## 310, 150 Shawnee Square Calgary, Alberta

MLS # A2251028

\$389,000

		Division:	Shawnee Slopes  Residential/Low Rise (2-4 stories)  Apartment-Single Level Unit			
		Type:				
		Style: Size: Beds: Garage:				
			789 sq.ft.		Age:	2022 (3 yrs old) 2
			2	Baths:		
			Stall, Titled, Underground			
		Lot Size:	-			
		Lot Feat:	-			
Heating:	Baseboard, Natural Gas			Water:	-	
Floors:	Carpet, Vinyl Plank			Sewer:	-	
Roof:	Asphalt Shingle			Condo Fee	<b>:</b> \$ 411	
Basement:	-			LLD:	-	
Exterior:	Vinyl Siding, Wood Frame			Zoning:	DC	
Foundation:	Poured Concrete			Utilities:	-	
	Granite Counters, Kitchen Island, No Smoking Hon	as Dassassdli	abtina \/	inul Mindous		

Sought after Shawnee Slopes has a listing just for you! This gorgeous 3rd floor, 2 beds, 2 bath 788 sq. ft. home, 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 3rd floor unit has a light-coloured palette, luxury vinyl plank flooring throughout. The balcony has a gas hookup for your BBQing convenience. The primary bedroom offers a large walk-through 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. Currently tenanted until March/26 but this is negotiable. Tenant rights apply.