

302, 660 Shawnee Square SW  
Calgary, Alberta

MLS # A2264280



\$420,000



|             |                                                                                  |        |                  |        |
|-------------|----------------------------------------------------------------------------------|--------|------------------|--------|
| Division:   | Shawnee Slopes                                                                   |        |                  |        |
| Type:       | Residential/Low Rise (2-4 stories)                                               |        |                  |        |
| Style:      | Apartment-Single Level Unit                                                      |        |                  |        |
| Size:       | 859 sq.ft.                                                                       | Age:   | 2024 (1 yrs old) |        |
| Beds:       | 3                                                                                | Baths: | 2                |        |
| Garage:     | Titled, Underground                                                              |        |                  |        |
| Lot Size:   | -                                                                                |        |                  |        |
| Lot Feat:   | -                                                                                |        |                  |        |
| Heating:    | Baseboard                                                                        |        | Water:           | -      |
| Floors:     | Carpet, Tile, Vinyl Plank                                                        |        | Sewer:           | -      |
| Roof:       | -                                                                                |        | Condo Fee:       | \$ 460 |
| Basement:   | -                                                                                |        | LLD:             | -      |
| Exterior:   | Mixed, Vinyl Siding, Wood Frame                                                  |        | Zoning:          | DC     |
| Foundation: | -                                                                                |        | Utilities:       | -      |
| Features:   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |        |                  |        |
| Inclusions: | N/A                                                                              |        |                  |        |

Welcome to your brand-new home in Shawnee Slopes, where modern design meets everyday comfort. This stylish 3-bedroom, 2-bathroom condo in the new Fish Creek Exchange development offers 922 sq. ft. (builder size) of smart, functional living space. Inside, you’ll find high ceilings, luxury vinyl plank flooring, and a beautifully designed kitchen with quartz countertops, full-height cabinetry, and stainless steel appliances – the kind of kitchen that makes cooking feel effortless. The open layout flows seamlessly into the private south east-facing balcony, a perfect spot to unwind with morning coffee, enjoy summer evenings, or take in Calgary’s signature sunsets. Every detail has been considered for convenience and ease, including titled underground parking and a secure storage cage. Located just steps from the Fish Creek&ndash;Lacombe LRT Station and minutes from Fish Creek Provincial Park, you’ll enjoy the best of both worlds – city connectivity and nature at your doorstep. Whether you’re a first-time buyer, an investor, or someone looking to simplify without compromise, this home offers a refreshing balance of style, function, and lifestyle in one of Calgary’s most sought-after communities.