

**403, 200 Shawnee Square SW
Calgary, Alberta**

MLS # A2264900



\$342,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	686 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Vinyl Windows		

Inclusions: none

This is a gorgeous top floor unit. The top floor in this building is very quiet with fewer units than the other floors and no neighbours above. With morning glow and afternoon sun, you have the perfect unit facing the inner court yard. High ceilings, luxury vinyl plank flooring, large balcony with gas hook up, walk through closet from primary to bathroom, full sized laundry, titled parking and storage...you have it all. Pet restriction are 1 pet per unit but no breed or size restrictions. This 2 bed 1 bath unit configuration has been very popular on the market and I am sure you will absolutely love it! Contact your favourite Realtor to set up a showing or contact me directly to set up a showing if you do not have a Realtor.