

# \$385,000 - 205, 150 Shawnee Square Sw, Calgary

MLS® #A2256494

## \$385,000

2 Bedroom, 2.00 Bathroom, 965 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

**\*\*Price Adjusted\*\*** This Stylish & Spacious 2 Bedroom + Den Condo is Stunning from front to back! Welcome to PARK SOUTH at Fish Creek Exchange. Located just steps to Fish Creek LRT, easy access to everywhere. Interior fit & finish is STUNNING as luxury vinyl plank 4mm floors greet you as you enter into your spacious MODERN kitchen, with pull-up seating to the sleek QUARTZ counters for something quick, or actual dining room to sit and enjoy a meal. Stainless steel appliance package includes microwave Hood-fan, ceramic top stove & dishwasher too! Well chosen glass tile accented back-splash completes the kitchens fresh vibe. Nicely configured 9 FT ceilings in the generously sized main living area enjoys natural EAST sunshine flowing through in the mornings, or head outside to your delightful deck space for a morning beverage. Separated bedroom spaces include the luxurious carpets in PRIMARY suite walk-thru closet & refined private 3 pc ensuite. Morning EAST sunshine in bedroom 2 as well, with nearby full size stackable laundry & 4 pce bath. Nice sized DEN/FLEX room(8'™8 x 7'™5) could be utilized for visitors as needed or workspace. Tasteful & stylish colour palette like buying something NEW without having to wait for it. Inclusive condo fees covers most everything including the Pickleball/ Tennis courts, skating, nearby in the neighbourhood. Walkways & Pathways in this breathtaking developing up & coming neighbourhood for years to come.



Secured door entry in this NON-Smoking Designated building, Titled underground heated parking as well as bike storage room and Titled storage area too! Don't miss your chance to buy the NEW & pretty version of the condo you've always wanted with loads of space!

Built in 2022

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256494          |
| Price          | \$385,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 965               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 205, 150 Shawnee Square Sw |
| Subdivision | Shawnee Slopes             |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Y 0T6                    |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Park, Playground, Secured Parking, Visitor Parking, Racquet Courts |
| Parking Spaces | 1                                                                                                |
| Parking        | Garage Door Opener, Parkade, Titled, Underground, See Remarks                                    |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home         |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas                                                       |
| Cooling           | None                                                                         |
| # of Stories      | 4                                                                            |
| Basement          | None                                                                         |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 40                   |
| Zoning         | DC                   |
| HOA Fees       | 23                   |
| HOA Fees Freq. | MON                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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