

# \$389,000 - 310, 150 Shawnee Square, Calgary

MLS® #A2251028

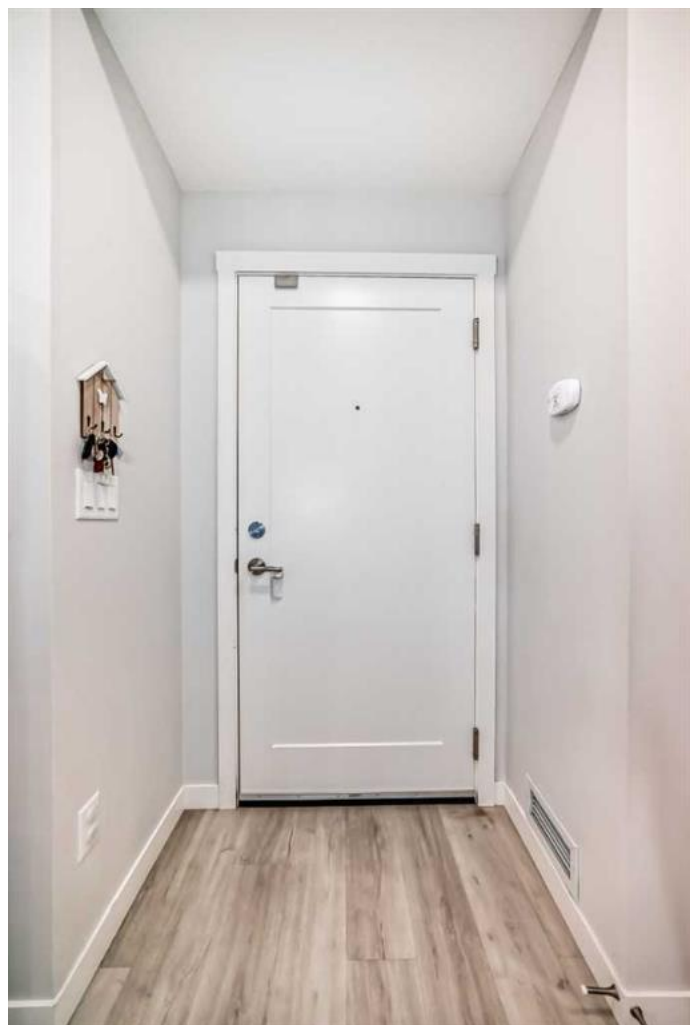
**\$389,000**

2 Bedroom, 2.00 Bathroom, 789 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

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.



Built in 2022

## Essential Information

MLS® # A2251028

Price \$389,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 789               |
| Acres          | 0.00              |
| Year Built     | 2022              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 310, 150 Shawnee Square |
| Subdivision | Shawnee Slopes          |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2Y 0T6                 |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Park, Parking, Playground, Snow Removal, Visitor Parking, Secured Parking, Storage |
| Parking Spaces | 1                                                                                               |
| Parking        | Stall, Titled, Underground                                                                      |
| # of Garages   | 1                                                                                               |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Recessed Lighting                             |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                                                          |
| Cooling           | None                                                                                                            |
| # of Stories      | 4                                                                                                               |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Barbecue |
| Roof              | Asphalt Shingle                           |
| Construction      | Vinyl Siding, Wood Frame                  |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 23rd, 2025  
Days on Market                71  
Zoning                              DC  
HOA Fees                         210  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Real Broker



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