

# \$349,900 - 313, 200 Shawnee Square Sw, Calgary

MLS® #A2216204

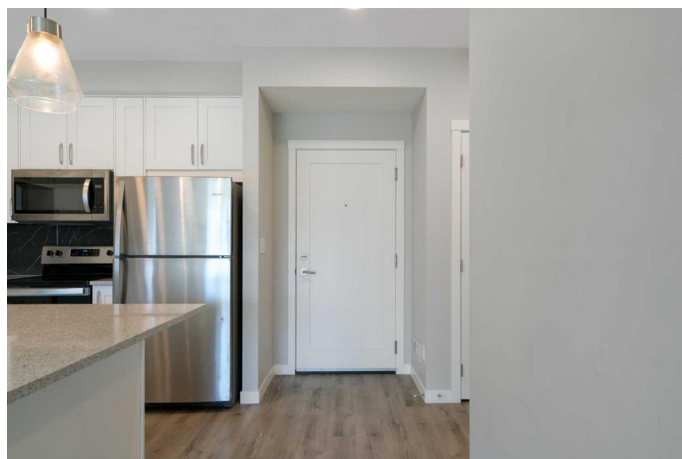
**\$349,900**

2 Bedroom, 2.00 Bathroom, 781 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to this stunning 2-bedroom, 2-bathroom condo, located in the highly sought-after community of Shawnee Slopes—perfect for first-time buyers, move-up buyers, and investors alike! Boasting 781 sq. ft. of beautifully designed living space, this home offers an open-concept layout with 9-foot ceilings that create a spacious and airy feel. The south-facing windows flood the unit with natural sunlight, keeping the interior bright and inviting while staying cool in the summer thanks to the smart design that avoids direct sunlight. Step inside to a modern, gourmet kitchen that is sure to impress, featuring full-height white cabinets, sleek caesarstone countertops, and a stunning granite backsplash. The microwave/hood vent combo maximizes cupboard space, and stainless steel appliances make this kitchen both stylish and functional. A central island with extra storage provides additional prep space, perfect for both cooking and entertaining. The living area is equally impressive, with plenty of room to relax or host guests, leading to your own private balcony, ideal for morning coffee or evening relaxation. The balcony even comes with a gas hookup, making BBQ season a breeze! Throughout the condo, luxury vinyl plank flooring adds a touch of elegance and durability. The primary bedroom is a peaceful retreat, offering a large walk-through closet and a 3-piece ensuite bathroom. The second bedroom is spacious and perfect for guests, family, or a home



office. The main bath features a deep soaker tub for ultimate relaxation. This condo also offers the convenience of in-suite laundry with full sized washer and dryer, plus extra storage space and a heated, secured underground parking stall, ensuring your vehicle stays warm in the winter months. A separate storage unit provides even more room to keep your belongings organized. The professionally managed building is exceptionally well-maintained, making it a worry-free investment or a comfortable home for years to come. For outdoor lovers, youâ€™ll appreciate the proximity to Fish Creek Provincial Park, where you can enjoy hiking, biking, and nature walks just minutes from your door. The location also offers easy access to the C-Train station, playgrounds, St. Maryâ€™s University, Shawnessy Shopping Centre, and Macleod Trail, with plenty of shopping, dining, and entertainment options nearby. Whether youâ€™re a first-time buyer eager to step into homeownership, an investor looking for a reliable income property, or a move-up buyer searching for a modern, low-maintenance home in an ideal locationâ€”this condo has everything you need and is ready for you to move it right away! Donâ€™t miss out on this fantastic opportunity to live in one of Calgaryâ€™s most desirable neighborhoods. Make Shawnee Slopes your new home today!

Built in 2023

**Essential Information**

MLS® #	A2216204
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	781
Acres	0.00

Year Built	2023
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	313, 200 Shawnee Square Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0T7

### Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	None
Construction	Mixed, Stone

### Additional Information

Date Listed	May 3rd, 2025
Days on Market	31
Zoning	DC

### Listing Details

Listing Office	Royal LePage Benchmark
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