



# 150 Shawnee Square Calgary Alberta

\$425,000

| DEN | 2 BEDS | 2 BATHS | WEST FACING | PRIVATE BALCONY | NEARBY ELEMENTARY, JUNIOR HIGH & HIGH SCHOOL | ESTABLISHED RETAIL AMENITIES | PARK, PLAYGROUND AND MUCH MORE. Step into a world of comfort and convenience with this newly listed two-bedroom, two-bathroom condo. Tucked away in a vibrant community, this home offers a unique blend of quality, location, and lifestyle. Relish in the meticulous construction of this residence, designed to elevate your living experience. Each room is crafted with attention to detail, offering spacious interiors that beckon a sense of calm and elegance. The primary bedroom serves as a serene retreat, perfect for unwinding after a day's adventures. Outdoors, the property is nestled within an enviable environment. Shaw's Meadow in Fish Creek Provincial Park is just a stone's throw away, providing a lush backdrop and a plethora of recreational activities right at your doorstep - ideal for morning jogs or leisurely evening strolls. Connectivity is another perk, as this condo is desirably located near essential transit options. The Canyon Meadows C-Train Station and EB at Fish Creek-Lacombe Station ensure your commute is as stress-free as possible. For your daily needs, the Safeway Shawnessy Village Shopping is within easy reach, making your grocery runs a breeze. Parking woes begone! With ample parking space, this condo offers both convenience and security for your vehicles, easing one of the city life's common headaches. Additionally, savvy investors will note the attractive rental potential driven by these sought-after features and strategic location. It's not just a home; it's a smart financial move wrapped in sophistication and comfort. Embark on your new chapter in a home that promises not just an address but a lifestyle. Welcome to modern living, where every day feels like a breath of fresh air! (id:6769)

3pc Bathroom 8.50 Ft x 5.00 Ft  
4pc Bathroom 5.50 Ft x 8.17 Ft  
Bedroom 9.50 Ft x 12.17 Ft  
Dining room 16.08 Ft x 7.83 Ft  
Kitchen 13.83 Ft x 12.00 Ft

Living room 12.42 Ft x 12.67 Ft  
Den 8.75 Ft x 7.42 Ft  
Primary Bedroom 9.08 Ft x 14.08 Ft  
Other 8.42 Ft x 5.58 Ft

Listing Presented By:



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