

**403, 660 Shawnee Square SW  
Calgary, Alberta**

**MLS # A2279294**



**\$409,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Shawnee Slopes                     |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 779 sq.ft.                         | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Parkade                            |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                   |                   |        |
|--------------------|-------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                 | <b>Condo Fee:</b> | \$ 345 |
| <b>Basement:</b>   | -                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame        | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features |                   |        |

**Inclusions:** N/A

Located in the desirable community of Shawnee Slopes, this spacious top-floor end unit at Fish Creek Exchange offers a functional and open layout with excellent natural light and added privacy. The well-designed living and dining areas flow seamlessly to a private balcony, ideal for everyday living. Enjoy the benefits of a quiet upper-level location in a well-maintained building with convenient access to transit, Fish Creek Park, major roadways, shopping, and amenities. Alberta New Home Warranty still applies, providing added peace of mind. An excellent opportunity for homeowners or investors alike.