408, 30 Shawnee Common SW
Calgary, Alberta

MLS # A2229570

$369,900

Division:	Shawnee Slopes
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	791 sq.ft.	**Age:**	2019 (6 yrs old)
Beds:	2	**Baths:**	2

Garage:	Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 516
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	DC
Foundation:	Poured Concrete	**Utilities:**	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)

Inclusions: N/A

Prime location in Fish Creek Exchange! This beautifully maintained and spacious 2-bedroom, 2-bathroom condo in the desirable community of Shawnee Slopes SW offers nearly 800 sq ft of thoughtfully designed living space, perfect for homeowners or investors. Ideally situated within walking distance to the Shawnessy LRT station and the scenic trails of Fish Creek Park, this unit features a bright, open-concept layout with a fully upgraded kitchen that includes stainless steel appliances, quartz countertops, soft-close cabinets, an undermount sink, a sleek tile backsplash, and a large island ideal for meal prep and entertaining. The living and dining areas are open and welcoming, filled with natural light from large windows. The spacious primary bedroom offers a walk-through closet and a private 3-piece ensuite with a full-size tiled shower, while the second bedroom and 4-piece bath provide additional comfort and flexibility for guests, roommates, or a home office. Additional features include a full-size in-suite washer and dryer, titled underground parking, a titled storage locker, and a pet-friendly policy that welcomes both cats and dogs. Enjoy the convenience of nearby shops, restaurants, schools, parks, and all amenities, all while living in a quiet, well-managed complex. Don’t miss your chance to own this modern and move-in-ready condo in one of SW Calgary’s most connected and nature-filled communities!