



GRASSROOTS
REALTY GROUP

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209, 30 Shawnee Common SW
Calgary, Alberta

MLS # A2230359



\$334,900

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	642 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 430
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This Bright and open condo is beautifully decorated. This home features a welcoming front entrance that opens to the warm vinyl plank flooring and a kitchen with a quartz centre island, Stainless Steel Appliances and lots of custom cabinetry. What a great space to entertain! The kitchen opens up to the comfortable living room that sits in front of a large picture window that is greeted by a bright early sunrise and a view of the C-Train. There is a balcony that allows for you to lounge outside after a long days work. The primary bedroom is spacious and comes with a walk through closet that leads to a 4 piece ensuite.. There is a den that has sliding tempered glass barn door which could double as an additional bedroom and ensuite laundry. Did I mention this home comes with underground parking, storage space and bike storage. This home is also steps to popular Fish Creek Provincial Park, C-Train, Shopping and minutes away from Stoney Trail and a quick get away to Highway #1 leading to Banff. This home has everything a first timer could ask for. 209, 30 Shawnee Common SW