



**GRASSROOTS**  
REALTY GROUP

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**12, 30 Shawnee Common SW**  
**Calgary, Alberta**

**MLS # A2242372**



**\$388,888**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Shawnee Slopes   |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                         |               |                  |
| <b>Style:</b>    | Apartment-Multi Level Unit                                 |               |                  |
| <b>Size:</b>     | 1,247 sq.ft.   | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Enclosed, Garage Door Opener, Secured, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -  |               |                  |
| <b>Lot Feat:</b> | Low Maintenance Landscape                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Rubber   | <b>Condo Fee:</b> | \$ 834 |
| <b>Basement:</b>   | None   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Composite Siding, Metal Siding , Stucco, Wood Frame  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Track Lighting |                   |        |
| <b>Inclusions:</b> | None   |                   |        |

Welcome to Fish Creek Exchange in the serene Shawnee Park community! This stunning two-story residence offers over 1,200 sqft of meticulously designed living space, blending modern elegance with everyday functionality. Enter your private haven through a dedicated patio entryway that opens onto a peaceful north-facing patio, perfect for unwinding. The main floor showcases an open-concept design with impeccable finishes, including a sleek modern kitchen adorned with quartz countertops, premium stainless steel appliances, and chic wide-plank laminate flooring. A convenient 2-piece guest bathroom and a separate laundry room complete this level. Upstairs, you'll find two spacious bedrooms, each with its own walk-through closet leading to a luxurious ensuite. The primary suite features a sophisticated 3-piece ensuite, while the second bedroom enjoys a 4-piece ensuite. An additional den/storage area on this floor offers the perfect space for a home office or creative retreat. Enjoy the convenience of titled parking and titled storage, along with a prime location just moments from the natural beauty of Fish Creek Park. Close to public transit, parks, shopping, dining, and top-tier schools, this residence delivers the perfect balance of tranquility and urban living. Your dream home awaits!