



**GRASSROOTS**  
REALTY GROUP

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209, 30 Shawnee Common SW  
Calgary, Alberta

MLS # A2253528



**\$299,900**

|                  |                                          |               |                  |
|------------------|------------------------------------------|---------------|------------------|
| <b>Division:</b> | Shawnee Slopes                           |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)       |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit              |               |                  |
| <b>Size:</b>     | 642 sq.ft.                               | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 1                                        | <b>Baths:</b> | 1                |
| <b>Garage:</b>   | Off Street, Parkade, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                        |               |                  |
| <b>Lot Feat:</b> | -                                        |               |                  |

|                    |                                                                                                                  |                   |        |
|--------------------|------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Hot Water, Natural Gas                                                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | See Remarks, Tile, Vinyl Plank                                                                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                                                                                                       | <b>Condo Fee:</b> | \$ 430 |
| <b>Basement:</b>   | None                                                                                                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Mixed, Wood Frame                                                                                      | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                                                                                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows |                   |        |

**Inclusions:** N/A

Imagine living in this Bright condo that is beautifully decorated with vinyl plank floors, granite counters, stylish kitchen cabinets, a den/second bedroom, a spacious primary bedroom with a walk in closet that leads to 4 piece bathroom. The Living room and kitchen area is a wide open space with a door to a private balcony and a view to the morning sun and Fish Creek C-Train station. The den has a sliding glass door that allows natural light to stream in. This kitchen is decorated with stainless steel appliances and this home comes with a titled underground parking stall and insuite laundry. This home is located a short walk or bike ride to Fish Creek Park, shopping, restaurants and YMCA. This is a great investment or first home. Don't miss this opportunity! 209, 30 Shawnee Common SW