

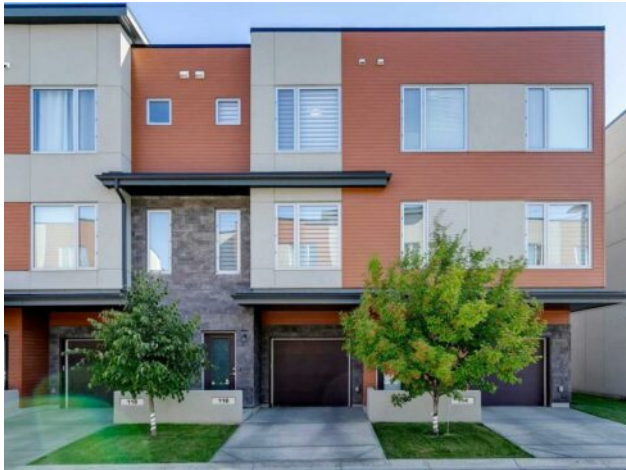


**GRASSROOTS**  
REALTY GROUP

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**116 Shawnee Common SW**  
**Calgary, Alberta**

**MLS # A2256387**



**\$479,000**

|                  |                                                                 |               |                  |
|------------------|-----------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Shawnee Slopes                                                  |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                           |               |                  |
| <b>Style:</b>    | 3 (or more) Storey                                              |               |                  |
| <b>Size:</b>     | 1,134 sq.ft.                                                    | <b>Age:</b>   | 2018 (7 yrs old) |
| <b>Beds:</b>     | 2                                                               | <b>Baths:</b> | 1 full / 2 half  |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached, Driveway, Tandem    |               |                  |
| <b>Lot Size:</b> | -                                                               |               |                  |
| <b>Lot Feat:</b> | Cul-De-Sac, Landscaped, Low Maintenance Landscape, Treed, Views |               |                  |

|                    |                                                                                                              |                   |        |
|--------------------|--------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood                                                                                             | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                              | <b>Condo Fee:</b> | \$ 316 |
| <b>Basement:</b>   | None                                                                                                         | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame                                                                             | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete                                                                                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage |                   |        |
| <b>Inclusions:</b> | none                                                                                                         |                   |        |

**\*\*Priced Reduced!\*\*\*** Welcome home to this appointed townhouse in coveted Shawnee Slopes. This executive townhouse is in the heart of the development, nestled on a quiet street! You cannot get a better location if you enjoy nature walks as Fish Creek Park is a block away! If ease of transportation is your goal, Fish Creek LRT Station is 5 minutes from your door. Walking distance to parks, tennis courts, Pickle ball courts, shops, and more to open in the fall! Also, there are 3 daycare's within walking distance! Any other amenities you can think of are just a short distance away. This beautifully crafted townhome features clean lines and modern touches throughout. The main level features an open floor plan with a dining area which is naturally lighted by 2 large patio doors leading to a balcony for enjoying your morning coffee. A/C to keep you cool on those hot Calgary days! The kitchen has plenty of cabinets, an island with quartz countertops that could seat 4 comfortably. The upgraded, stainless appliances and a large pantry finish the kitchen. Beyond the kitchen is the living room which is spacious and flooded with light from the front windows, with Levolor banded Shades throughout (\$4,000 Dollar Value) On the upper level there are two master suites each with their own ensuites and walk-in closets. This home has luxury vinyl plank flooring on both levels. The laundry is also thoughtfully located on the upper level. Park your 2 vehicles in the tandem garage which is 37.3 feet long with room for visitors to park on your drive! Call to view this beautiful townhome with your favourite Realtor today!