



**GRASSROOTS**  
REALTY GROUP

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**410, 30 Shawnee Common SW  
Calgary, Alberta**

**MLS # A2277542**



**\$349,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	785 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 522
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks		
<b>Inclusions:</b>	N/A		

Fantastic 2 bedrooms, 2 bathrooms corner top floor unit ideally located just one block from the Fish Creek LRT station. This bright and spacious 785 sqft home is steps from neighbourhood parks and local amenities, with quick access to dining, shopping, and everyday conveniences&mdash;perfect for professionals or empty-nesters. The thoughtfully designed open-concept layout features quartz countertops and tile backsplashes in both the kitchen and bathrooms, stainless steel appliances, and a separate laundry room with stacked washer and dryer. Large rooms, LVP flooring throughout, and abundant storage enhance everyday comfort. Enjoy the private balcony complete with a BBQ gas line and expansive north and west views, including glimpses of downtown and beautiful sunset skies. With no units above, this top-floor residence provides exceptional quiet without the penthouse price. The unit also includes a titled underground parking stall and a separate titled storage locker for added value and convenience.