



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

108, 71 Shawnee Common SW  
Calgary, Alberta

MLS # A2286058



**\$382,000**

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	902 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 601
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Absolutely striking combination of flooring, cupboards and backsplash in this ground level 2 bed listing in Shawnee Slopes. This is a larger 2 bed/2bath combo and has an extraordinary front patio with street access - perfect for receiving guests or dropping off groceries! This quiet neighbourhood near Fish Creek Park and the C-Train is perfectly situated, with shopping and schools close by and an abundance of greenspace. You will find this unit has everything you need with ample kitchen storage, large bedroom closets, plenty of natural light, high ceilings, in suite laundry, and titled parking and storage. The primary bedroom could easily fit your king-sized bed and furniture while the second bedroom easily fits a queen. This has been a rental property and well maintained.