



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

MLS # A2294651



\$319,900

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

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