



**301, 71 Shawnee Common SW
Calgary, Alberta**

MLS # A2296258



\$420,000

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	932 sq.ft.	Age:	2020 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 618
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Vinyl Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Stone Counters, Walk-In Closet(s)		

Inclusions: NA

Gorgeous 2 bedroom + 2 bathroom unit in the Fish Creek Exchange! This incredible unit is one of the largest floorplans available at 932 square feet. Beautifully laid out with modern luxury vinyl plank floors and a neutral colour palette, this home presents 10 out of 10.. The kitchen offers full-height cabinetry, a central quartz island, and stainless steel appliances. The primary suite is spacious and inviting with a walk-through closet that leads to a stunning 5-piece ensuite with a luxurious oversized shower. A second bedroom is located on the opposite end of the unit with convenient access to a 4-piece bathroom. The laundry room is self-contained with a contemporary washer & dryer. This lovely condo features large windows with incredible views. The covered corner balcony is a great place to enjoy morning coffees, and there is a gas line for a BBQ. Secure titled underground parking and a titled storage unit are great added perks. This is a fantastic complex with heat, water & sewage included in the condo fees! One pet is allowed, subject to board approval. No weight restriction. Available for immediate occupancy. Fantastic location, close to LRT, shopping, Fish Creek Park walking paths, and tennis courts!