



**12, 30 Shawnee Common SW
Calgary, Alberta**

MLS # A2123625



\$428,888

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,247 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Enclosed, Garage Door Opener, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 881
Basement:	None	LLD:	-
Exterior:	Composite Siding, Metal Siding , Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Track Lighting		

Inclusions: None

Introducing Fish Creek Exchange nestled within the tranquil Shawnee Park community! This elegant two-story residence boasts over 1200 sqft of luxurious living space! Step into your sanctuary through your own private patio entryway, with a serene north-facing patio. Impeccable craftsmanship defines this home, showcasing a modern kitchen with sleek quartz countertops, top-of-the-line stainless steel appliances, and stylish wide plank laminate flooring with 2pc guest bathroom and laundry room on the main floor. Upstairs unveils two generously sized bedrooms, with the Master Bedroom offering a lavish 3-piece ensuite and walk-through closet, while the second spacious bedroom also has its own walk-through closet into a 4-piece ensuite! Additionally, the upper level presents a versatile den/storage area the perfect area to set up your work from home office. Revel in the convenience of titled parking and titled storage! Positioned in a prime location, just moments from Fish Creek Park, and in close proximity to public transportation, parks, shopping, dining establishments, and esteemed educational institutions, this residence offers unparalleled urban living at its finest!