



**309, 30 Shawnee Common SW  
Calgary, Alberta**

**MLS # A2135239**



**\$309,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	642 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, 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>	-	<b>Condo Fee:</b>	\$ 454
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Track Lighting, Walk-In Closet(s)		

**Inclusions:** none

Welcome to this fantastic 1 bedroom plus a den condo at Fish Creek Exchange in Shawnee Slopes! This unit has INCREDIBLE VIEWS at an amazing price! Imagine drinking your morning coffee on the deck gazing out at the city or having a glass of wine watching the twinkling lights at night. You can see so many landmarks such as the skyscrapers of downtown and during Stampede you can even watch the Fireworks from the comfort of your deck! Also this deck has a gas BBQ line! Inside this condo is a CHEF’S KITCHEN with a large center island and loads of counter and cupboard space. Its open concept plan is perfect for entertaining! The living room looks out at the amazing view and what a perfect place for a desk to do your remote work! The cozy bedroom leads through a walkthrough closet to the bathroom. The spa like bathroom has a large soaker tub to wash away the stress from the day. The DEN is large enough for an office or storage and across from the den there is in suite washer and dryer. No more parking outside as this building has a heated underground parkade and this unit has 1 TITLED PARKING STALL and 1 TILTLED STORAGE UNIT. There is also a communal bike storage in the parkade. Oh and did we mention that this complex is very PET FRIENDLY! You can bring your best fur baby with you with board approval. This development is in an excellent location and has many amenities with a gym across the parking lot, a hair salon and dentist down below. The C-train, Fish Creek park and St. Mary’s University are all a short walk away. Close to transit, shopping, parks, and Macleod Trail, this unit has it all! Call your favorite realtor today for a showing!!!