



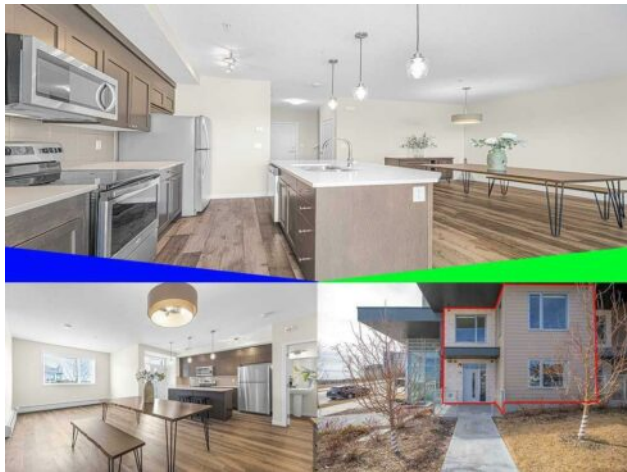
GRASSROOTS
REALTY GROUP

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16, 30 Shawnee Common SW
Calgary, Alberta

MLS # A2198636

\$475,000



Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,194 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Side By Side, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 808
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows

Inclusions: n/a

Welcome to Your Dream Home! Step into this stunning, modern two-storey condo unit, perfectly designed for comfort and style. Boasting 2 spacious bedrooms, 2.5 bathrooms, 2 heated underground parking stalls, and a private storage locker, this corner unit is a rare gem. Located on the main and second floors of a 5-storey building, it offers breathtaking panoramic views of Fish Creek Provincial Park and the Fish Creek-Lacombe C-Train Station. Enjoy the perfect blend of privacy and convenience with a private entrance facing Shawnee Drive SW. Just a 5-minute walk from the C-Train, Fish Creek Provincial Park, and Shawnee Slopes Public Tennis Court, this home is ideal for those who value both tranquility and accessibility. Main Floor Highlights: Bright, open-concept living space with 9-foot ceilings and rich laminate flooring throughout. A spacious living room that flows seamlessly into the upgraded kitchen, featuring full-height cabinets, stainless steel appliances, stylish lighting fixtures, and elegant quartz countertops with a central island – perfect for entertaining. A dining area that comfortably accommodates family and friends. A convenient half bath and a full-sized laundry room complete this level. Second Floor Retreat: Two cozy bedrooms, each with its own ensuite bathroom. The master suite features dual windows – one framing stunning views of Fish Creek Provincial Park and the other overlooking the Fish Creek-Lacombe C-Train Station. A walk-through closet leads to a 3-piece ensuite with a glass-enclosed shower. The second bedroom is generously sized, with a large window offering scenic park views and a walk-through closet leading to a 4-piece ensuite with a luxurious soaker tub. Additional features include two large closets in the hallway, a den or flex room, and a giant storage room at the end of the hallway. Exceptional Convenience: Two

side-by-side underground parking stalls, conveniently located near the building's egress doors, provide easy access between your unit and the garage — offering the convenience of single-family home living. The front porch is equipped with a BBQ gas line hookup, perfect for outdoor entertaining. A separate, full-height titled storage locker offers ample space for seasonal items like winter tires and holiday decorations. This immaculate, seldom-used work-live unit has been meticulously maintained by the current owner and is in pristine condition. Don't miss the opportunity to make this exceptional property your own. Explore the 3D virtual tour for a closer look, then schedule your private showing with your realtor today!