

**401, 30 Shawnee Common SW  
Calgary, Alberta**

**MLS # A2171822**



**\$375,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Guest, Off Street, Owned, Parkade, Secured, Stall, Titled, Undergr		
<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>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 545
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** N/A

Welcome to your new home in Shawnee Slopes in South West Calgary! This bright and inviting 2-bedroom, 2-bathroom condo offers stunning views of Fish Creek Provincial Park, with plenty of natural light filling the space each morning. As you enter, you'll find an open living area that flows seamlessly into the kitchen. The kitchen features ample cabinet space, stainless steel appliances, and sleek quartz countertops, along with a handy kitchen island. The living room is versatile and connects to your east-facing balcony, perfect for enjoying the beautiful views. The primary bedroom is spacious and includes a large walk-in closet and a private ensuite bathroom with upgraded quartz countertops. The second bedroom also boasts great views and is conveniently located near a second bathroom for guests. In-suite laundry adds to your comfort and convenience. This condo also comes with a secured underground parking stall and a titled storage locker. Located close to major roads like MacLeod Trail, Deerfoot Trail, and Stoney Trail, you'll have an easy time navigating Calgary. A couple minute walk to public transit, including the Calgary C-Train makes carless commuting a breeze. Enjoy nearby biking paths, tennis courts, playgrounds, and a variety of shopping and dining options. Experience peace and comfort in this wonderful home!