

## 114, 71 Shawnee Common SW Calgary, Alberta

**MLS # A2206793**



**\$475,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,090 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 739
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Discover refined main-floor living in one of SW Calgary's most sought-after neighborhoods—welcome to Unit 114 at 71 Shawnee Common SW. This stylish 3 bedroom, 2-bathroom CORNER UNIT combines modern design with everyday functionality, just steps from the expansive trails of Fish Creek Provincial Park. From the moment you step inside, you'll be impressed by the bright, airy ambiance created by oversized south and west facing windows. The open concept layout is ideal for both entertaining and daily living, featuring a DESIGNER KITCHEN complete with quartz counters, upgraded Whirlpool appliances, and 42" flat-panel cabinetry that offers a sleek, minimalist aesthetic. Durable luxury vinyl plank flooring runs throughout, offering both elegance and practicality. The THIRD BEDROOM adds a layer of versatility, perfect for a home office, creative studio, or guest bedroom. Step outside to your wraparound patio and enjoy morning coffee or evening drinks in a private, peaceful setting. Additional perks include a titled underground HEATED PARKING STALL and a SECURE STORAGE LOCKER for all your gear. With Shawnessy's shops and restaurants nearby, quick access to major roads like Macleod and Stoney Trail, and a beloved off-leash dog park just around the corner, this location strikes the perfect balance between urban convenience and natural escape. If you've been waiting for a bright, corner unit with smart upgrades and a prime location—your search ends here. Schedule your private tour today and experience what life could look like at Shawnee Common.