

12, 30 Shawnee Common SW
Calgary, Alberta

MLS # A2195195



\$399,000

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| Division: | Shawnee Slopes | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Low-Rise (1-4) | | |
| Size: | 1,247 sq.ft. | Age: | 2019 (6 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Enclosed, Garage Door Opener, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape | | |

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| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Rubber | Condo Fee: | \$ 834 |
| 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 | | |

Welcome to Fish Creek Exchange in the serene Shawnee Park community! This stunning two-story residence offers over 1,200 sqft of meticulously designed living space, blending modern elegance with everyday functionality. Enter your private haven through a dedicated patio entryway that opens onto a peaceful north-facing patio, perfect for unwinding. The main floor showcases an open-concept design with impeccable finishes, including a sleek modern kitchen adorned with quartz countertops, premium stainless steel appliances, and chic wide-plank laminate flooring. A convenient 2-piece guest bathroom and a separate laundry room complete this level. Upstairs, you'll find two spacious bedrooms, each with its own walk-through closet leading to a luxurious ensuite. The primary suite features a sophisticated 3-piece ensuite, while the second bedroom enjoys a 4-piece ensuite. An additional den/storage area on this floor offers the perfect space for a home office or creative retreat. Enjoy the convenience of titled parking and titled storage, along with a prime location just moments from the natural beauty of Fish Creek Park. Close to public transit, parks, shopping, dining, and top-tier schools, this residence delivers the perfect balance of tranquility and urban living. Your dream home awaits!