

\$365,000 - 313, 71 Shawnee Common Sw, Calgary

MLS® #A2129027

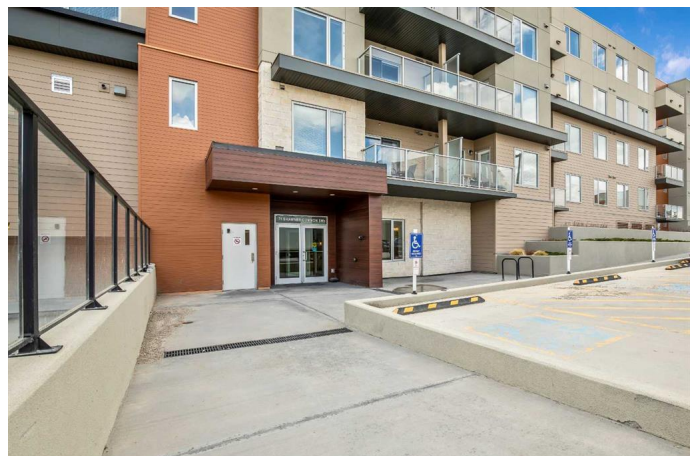
\$365,000

2 Bedroom, 2.00 Bathroom, 787 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Discover the essence of refined living in this impeccably maintained corner unit apartment, nestled in the heart of Shawnee Slopes. From the moment you step inside, the pride of ownership radiates throughout, showcasing a residence meticulously cared for and thoughtfully designed. This exquisite abode features two bedrooms and two bathrooms, offering ample space and privacy for comfortable living. The kitchen boasts sleek stainless steel appliances, luxurious quartz countertops, and an oversized island, seamlessly blending style with functionality and providing the perfect spot for meal preparation and casual dining. Let's not forget about the in-suite laundry adding to the functionality of this home. Enjoy the inviting ambiance of the bright, open layout, where natural light floods the space, creating an atmosphere of warmth and comfort. The living room provides the perfect setting for relaxation and entertainment, with plenty of space to gather with loved ones. Step outside onto your large northwest-facing balcony, offering views and the perfect setting for enjoying the fresh air. Convenience is paramount, with one titled parking space and one titled storage locker included for your utmost convenience. Located near the Fish Creek - Lacombe CTrain station and the Glennfield - Fish Creek Provincial Park, this home offers easy access to transportation, nature, recreation, shopping, and schools, ensuring all your needs are met within reach. Don't let this opportunity slip



away. Experience the pinnacle of contemporary living in Shawnee Slopes. Schedule a viewing today and make this remarkable property yours before it's too late.

Built in 2020

Essential Information

MLS® #	A2129027
Price	\$365,000
Sold Price	\$365,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	787
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	313, 71 Shawnee Common Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0R2

Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	5

Exterior

Exterior Features	Barbecue, Playground
Lot Description	See Remarks
Construction	Composite Siding, Stucco

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 21st, 2024
Days on Market	12
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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