

\$305,900 - 107, 30 Shawnee Common Sw, Calgary

MLS® #A2137358

\$305,900

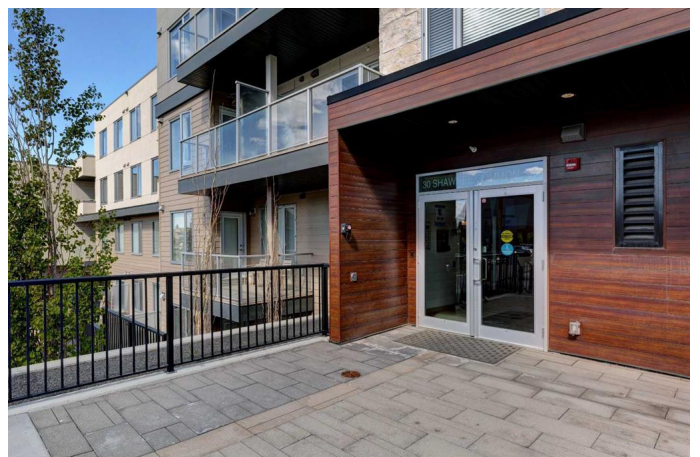
1 Bedroom, 1.00 Bathroom, 639 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

SUPERB LOCATION! Become part of a vibrant community that has so much to offer it is impossible to list it all here. But let's try!

This 1 bedroom + den and 1 bath condo with **TWO TITLED PARKING STALLS** in Fish Creek Exchange overlooks and is on the perimeter of Fish Creek Provincial Park. Known for its abundance of hiking and biking trails, nature and interpretive walks, and tranquility that goes for miles. You can walk to the Fish Creek Lacombe C-Train station in less than 5 minutes. Come home to a bright, well-laid out, modern kitchen, large island ready for entertaining and dining, quartz countertops, full height cabinets, and stainless appliances. The spacious living room has views of Fish Creek Park and can nicely accommodate your furniture. The large master bedroom offers a walk-through closet that leads to your 4-pce bath. And the convenience of in suite laundry can't be overstated. You will appreciate the den with a pocket door that can be used as office, flex room, storage – your choice. And you will love the vinyl plank flooring throughout the home that gives it a contemporary vibe for the discerning buyer. Enjoy your morning coffee on the spacious patio or BBQ dinner with the convenient dedicated gas line. You will also find two titled parking spots in the underground, heated, secure parkade along with a main bike storage area. A titled storage unit can be found on the same floor as your unit for securely storing your belongings. Fish



Creek Exchange offers so many amenities within walking distance, namely, a dental office, fitness centre, salon, and a new strip mall under development minutes away that will offer a plethora of services and conveniences. Other nearby amenities include the Shawnee Tennis Courts, Millrise Centre, (Shoppersâ€™s, Sobeyâ€™s, Starbucks) Shawnessy Village Shopping Centre, Landmark Cinemas, Southcentre Mall, etc. Come view this great condo â€“ perfect for first time home buyers, investors and downsizer! You will not be disappointed.

Built in 2019

Essential Information

MLS® #	A2137358
Price	\$305,900
Sold Price	\$305,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	639
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	107, 30 Shawnee Common Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0R1

Amenities

Amenities	Elevator(s), Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Off Street, Titled, Underground

Interior

Interior Features	Open Floorplan, Quartz Counters, See Remarks, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Membrane
Construction	Brick, Composite Siding, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2024
Date Sold	June 19th, 2024
Days on Market	17
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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