

\$499,900 - 501, 71 Shawnee Common Sw, Calgary

MLS® #A2163395

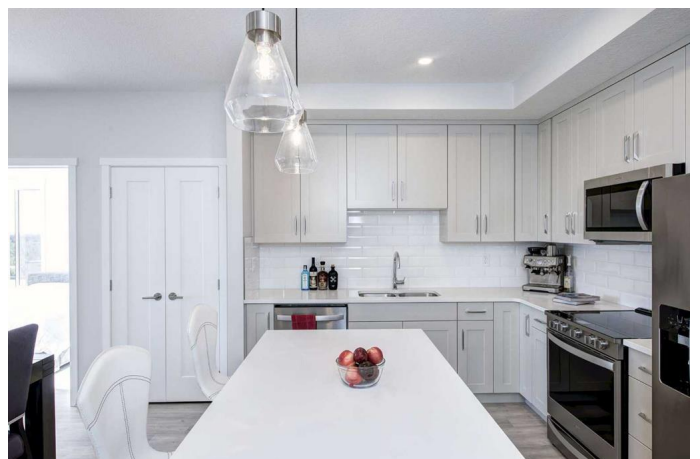
\$499,900

2 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Mountains to the West, city views to the North, Fish Creek views to the East & prairie views to the South. These views truly encompass what our beautiful city is all about & all in one special package. TWO INDOOR HEATED & TITLED PARKING STALLS, INTERIOR STORAGE AND A TITLED EXTERIOR STORAGE LOCKER makes downsizing a breeze. As you enter you will fall in love with the open concept living space. The kitchen features upgraded Whirlpool appliances, gorgeous subway tiles & pretty quartz counter tops. The cabinets are perfectly contrasting with a touch of subtle grey. The dining room will handle a large table for entertaining & you will definitely want to entertain here. All rooms have large windows to showcase your surroundings. Artwork not needed here. The layout is well thought out with the primary retreat & stunning ensuite on one side of the unit & the second bedroom & full bathroom on the other. However, be careful your guests may not want to leave. The laundry room is tucked away in its own room. The two parking stalls are side by side and there are no other stalls on either side. The storage area is secure & it is the perfect place to put all of those items you do not use on a daily bases. If you have not driven into this new development, take a Sunday drive to see just how beautiful it is. This community is convenient to shops, restaurants & amenities. The pictures are fantastic but the only way to truly appreciate this home is to view it in



person. Make sure you leave yourself enough time to walk out onto the balcony and take it all in.

Built in 2020

Essential Information

MLS® #	A2163395
Price	\$499,900
Sold Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	501, 71 Shawnee Common Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0R2

Amenities

Amenities	Parking, Secured Parking, Storage, Visitor Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, Secured, Titled, Underground

Interior

Interior Features	Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Composite Siding, Metal Siding, Wood Frame

Additional Information

Date Listed	September 6th, 2024
Date Sold	September 28th, 2024
Days on Market	22
Zoning	DC
HOA Fees	250.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.