



**402, 30 Shawnee Common SW
Calgary, Alberta**

MLS # A2303969



\$399,900

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	932 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 635
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Stone, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

SPACIOUS 2 BEDROOM + 2 BATH CONDO IN SW CALGARY — JUST IN TIME FOR SUMMER LIVING! Your beautifully designed SW CORNER unit awaits! This lovely home features a LARGE PRIVATE BALCONY with gas bib for BBQ - perfect for entertaining and soaking up the summer weather. With plenty of windows and natural light plus 9 FT CEILINGS, you’ll notice how open this home feels the moment you step inside. LUXURY VINYL PLANK FLOORING, STAINLESS STEEL APPLIANCES, WHITE QUARTZ COUNTERTOPS, white kitchen backsplash and UPGRADED ROLLER SHADES provide modern styling but with the comforts of a large PANTRY, kitchen ISLAND with seating and storage plus DINING AREA to gather in. Thoughtfully designed for PRIVACY, the BEDROOMS and BATHROOMS are ideally positioned apart. The good-sized PRIMARY SUITE features a large WALK-THROUGH CLOSET leading to an 3-PIECE ENSUITE complete with window and linen closet, while the 2ND BEDROOM is conveniently located near the 4-PIECE MAIN BATH. You’ll also appreciate an IN-SUITE LAUNDRY room large enough to serve as an ADDITIONAL STORAGE SPACE. This home goes above and beyond with 2 TITLED SIDE-by-SIDE UNDERGROUND PARKING STALLS, TITLED STORAGE LOCKER, SECURED BIKE STORAGE AREA, SECURED BUILDING access, and ample VISTOR PARKING. Located in a PET-FRIENDLY, NON-SMOKING BUILDING, it offers comfort and peace of mind daily. Of course, taking care of your everyday needs is also a breeze when you have so many conveniences right at your doorstep! ON-SITE AMENITIES include Rootbar Hair Salon, F45 Fitness, Wise Kids Academy, and Evergreen Dental. Only steps away you’ll find Fish Creek Provincial Park, Fish

Creek–Lacombe LRT station, community tennis courts, playground, and off-leash areas. Within walking distance or only minutes by car, Shawnee Plaza and Millrise Station offer a variety of shopping and service options too. Be prepared to get comfortable because you’re not going to want to leave this amazing home anytime soon!