



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

403, 71 Shawnee Common SW
Calgary, Alberta

MLS # A2314606



\$279,900

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	550 sq.ft.	Age:	2020 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 366
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Vinyl Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Quartz Counters		

Inclusions: Bar Stools & Bedroom Blinds and Curtains.

Picture this: you walk through the door after a long day, drop your keys, and the Calgary skyline is already glowing through your north-facing windows. No obstructed view. No neighbour staring back at you. Just the city, the sky, and the kind of quiet you didn't think a condo could offer. Welcome to Unit 403 at Fish Creek Exchange, a 2020 build by Graywood Developments in the heart of Shawnee Slopes. This is the 1 bed, 1 bath layout that buyers actually ask for: 550 square feet of smart, livable space where nothing is wasted and everything has been thought through. The kitchen is built for real life: quartz countertops, 42" flat panel cabinetry, and an appliance package that includes an upgraded fridge, upgraded dishwasher, microwave hood fan, and full size washer and dryer. Luxury vinyl plank flows through the main living areas and bathroom, with soft carpet underfoot in the bedroom. Built in shelving under the sink, in the bathroom, and in the laundry means storage where you need it, not where it gets in the way. Built in WiFi, 9 foot ceilings, and upgraded LED ceiling fixtures round it out. The north facing orientation does double duty: you get the unobstructed downtown views, and you stay cool naturally, no AC needed. The bedroom blinds and curtains are included, the bar stools stay, and the balcony is yours for morning coffee with the skyline as your backdrop. The building works as hard as the unit does. One titled heated underground parking stall, one titled storage locker, a bike storage room, a dog wash station (yes, it's pet friendly), and an elevator that makes the 4th floor effortless. Tucked beside the stairwell with only one neighbour, this unit lives quieter than most. Now let's talk lifestyle, because this one is hard to beat. F45 is in your building, literally an elevator ride from your front door to your workout. Root Bar, the dentist, and family doctor are all

steps away in the neighbouring buildings of the development. Add in a short walk to the Fish Creek-Lacombe LRT station, minutes to Fish Creek Provincial Park, Stoney Trail, Macleod Trail, and everything Shawnessy has to offer, plus schools, churches, and Dr. E.P. Scarlett catchment, and you've got a setup that makes daily life genuinely easy. Condo fees are \$365.54 per month and include heat, water, sewer, insurance, snow removal, common area and grounds maintenance, professional management, and reserve fund contributions. Whether this is your first home, your low maintenance lifestyle move, or a smart hold in a building that rarely turns over, Unit 403 makes it easy to say yes.