



**GRASSROOTS**  
REALTY GROUP

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108, 71 Shawnee Common SW  
Calgary, Alberta

MLS # A2317711



**\$358,000**

|           |                                    |        |                  |
|-----------|------------------------------------|--------|------------------|
| Division: | Shawnee Slopes                     |        |                  |
| Type:     | Residential/High Rise (5+ stories) |        |                  |
| Style:    | Apartment-Single Level Unit        |        |                  |
| Size:     | 902 sq.ft.                         | Age:   | 2020 (6 yrs old) |
| Beds:     | 2                                  | Baths: | 2                |
| Garage:   | Underground                        |        |                  |
| Lot Size: | -                                  |        |                  |
| Lot Feat: | -                                  |        |                  |

|             |                                                                                                                                                        |            |        |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Baseboard, Hot Water, Natural Gas                                                                                                                      | Water:     | -      |
| Floors:     | Vinyl Plank                                                                                                                                            | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                                                        | Condo Fee: | \$ 601 |
| Basement:   | -                                                                                                                                                      | LLD:       | -      |
| Exterior:   | Concrete, Mixed, Stucco, Vinyl Siding, Wood Frame                                                                                                      | Zoning:    | DC     |
| Foundation: | Poured Concrete                                                                                                                                        | Utilities: | -      |
| Features:   | Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |            |        |
| Inclusions: | na                                                                                                                                                     |            |        |

Absolutely striking combination of flooring, cupboards and backsplash in this ground level 2 bed 2 bath listing in Shawnee Slopes. This is a larger 2 bed/2bath combo and has an extraordinary front patio with street access - perfect for receiving guests or dropping off groceries! This quiet neighbourhood near Fish Creek Park and the C-Train is perfectly situated, with shopping and schools close by and an abundance of greenspace. You will find this unit has everything you need with ample kitchen storage, large bedroom closets, plenty of natural light, high ceilings, in suite laundry, and titled parking and storage. The primary bedroom could easily fit your king-sized bed and furniture while the second bedroom easily fits a queen. This has been a rental property and well maintained. Perfect for investors. first time home owners and those downsizing.