

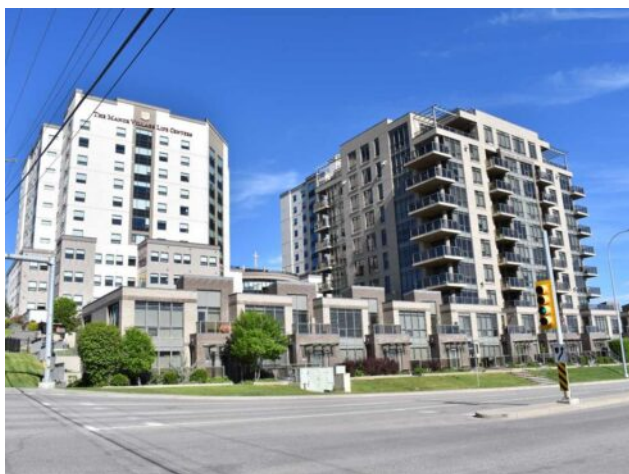


GRASSROOTS
REALTY GROUP

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14605 Shawnee Gate SW
Calgary, Alberta

MLS # A2332088



\$349,900

Division:	Shawnee Slopes		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,165 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 1,057
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: None

Welcome to this modern, luxury executive concrete, metal roofed, townhouse with numerous updates and upgrades! Totally, there are 2 bedrooms, 3 bathrooms, and 3 balconies/porch. Thoroughly renovated recently with fresh overall paint, new engineered hardwood flooring, new carpet, new full-sized washer and dryer, and new dishwasher. Step inside, and you will be greeted by a grand open-concept space, with 9 feet ceiling, consisting of a living room, a dining room, a kitchen, and a 2-piece bathroom. Big, wall-sized windows allow an abundance of sunlight to flood into this house, creating a delightful and soothing atmosphere, and central AC will keep you cool during warm summer days (included in your condo fees). The chef's dream kitchen is equipped with granite countertops, pot-lights, modern soft-close cabinets, a 5-burner gas range, and stainless steel appliances. Going up to the second level, you will find 2 spacious bedrooms with again a lot of natural light. The primary bedroom has a private 5-piece ensuite with dual vanities, and a private balcony that is accessible from this bedroom. Another full bathroom and the laundry room are conveniently located in the hallway on this level. Step out from the back door on this level, you will enter into a huge balcony which is ideal for family BBQ, friends gathering, or social functions. Underground parking and storage cage can be accessed conveniently from the main floor back door. Located just a couple of hundred meters away from the Fish Creek LRT station, this house is perfect for someone who likes to commute to work or set up an office and work from home. Additionally, it's just moments away from Fish Creek Park, shopping, dining, and other major transportation routes. In a word, this townhouse is impeccably presented and an absolute must-see. Don't hesitate; call today to schedule your viewing! Note:

heat, water/sewer, A/C and snow removal are included in condo fee.