

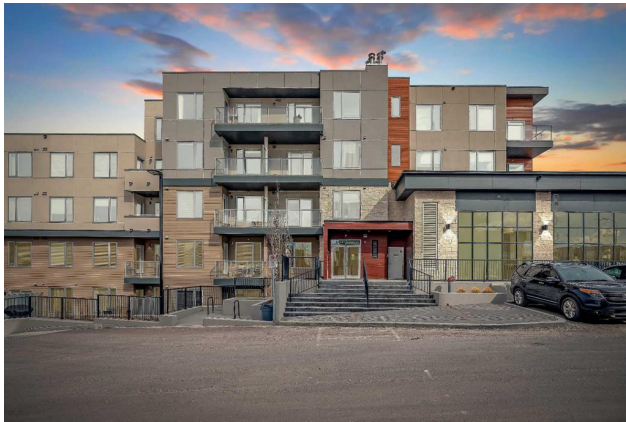


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 SHAWNEE Common #208, Calgary T2Y 0R1**

MLS® #: **A2122271** Area: **Shawnee Slopes** Listing Date: **04/12/24** List Price: **\$368,888**  
Status: **Active** County: **Calgary** Change: **-\$10k, 11-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2019**

Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **799**  
Low Sqft:  
Ttl Sqft: **799**

DOM

**37**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof:  
Heating: **Central**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick,Concrete,Mixed,Stucco**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Elevator**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`7" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`4" x 12`2"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`1" x 8`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>12`8" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`11" x 14`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 9`1"</b>

Legal/Tax/Financial

Condo Fee:  
**\$545**

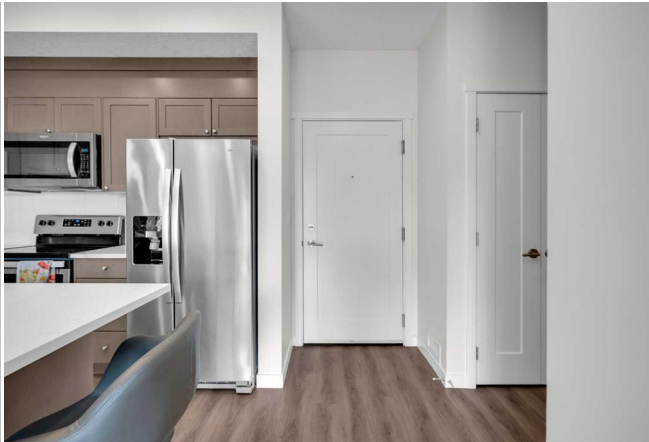
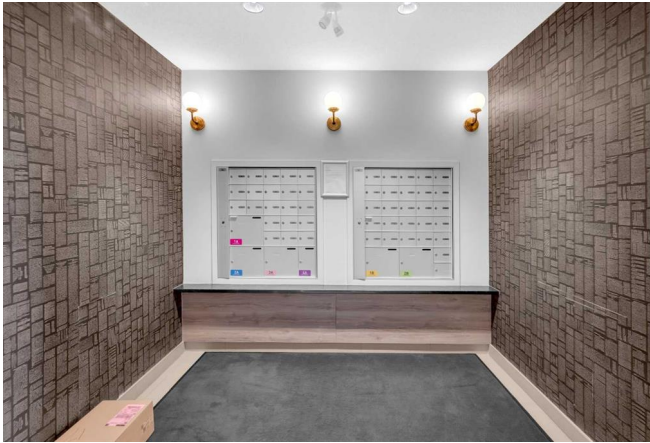
Title:  
**Fee Simple**  
Fee Freq:

Zoning:  
**DC**

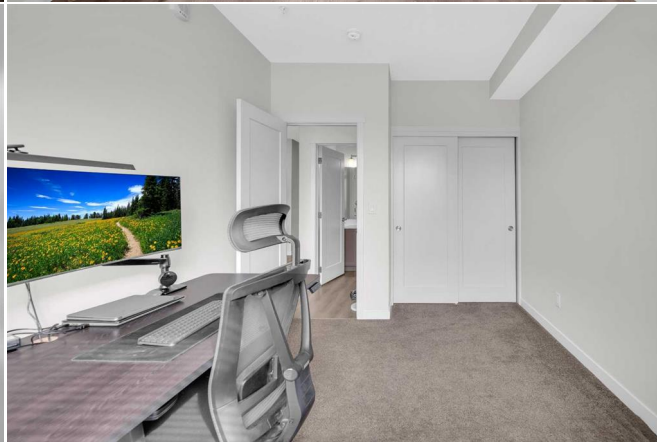
Legal Desc:	1910666	Monthly	Remarks
Pub Rmks:	<b>"Prime Location"! Welcome to this spacious 2-bedroom, 2-bathroom condo apartment boasting nearly 800 sq ft of living space and is nestled in the sought-after Fish Creek Exchange in Shawnee Slopes SW. This is a well maintained &amp; move-in ready unit with tons of upgrades. Conveniently located within walking distance to the LRT and Fish Creek Park, this modern condo offers a totally upgraded kitchen with an open concept layout to the dining room and living room. The building features include convenient titled underground parking for one vehicle, titled underground storage, in-suite full-size washer and dryer, two indoor bike storage lockers, and a pet-friendly policy for both cats and dogs. This unit #208 is conveniently accessible with a front ramp and stairs and is conveniently located on the same floor as the entrance and elevator. The master bedroom boasts a spacious walk-through closet and ensuite 3-piece bathroom with a full shower. The modern kitchen has upgraded stainless steel kitchen appliances, beautiful kitchen cabinets with soft-close doors, quartz countertops, undermount sink, and a kitchen island. This is an ideal home or investment opportunity and close to all amenities, don't miss out on this incredible opportunity.</b>		
Inclusions:	N/A		
Property Listed By:	eXp Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











208-30 Shawnee Common SW, Calgary, AB

Main Floor Exterior Area 859.67 sq ft  
Interior Area 759.00 sq ft



PREPARED: 2024/04/10



Walls are excluded from total floor area in GROUND floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.