



THE
A-TEAM

**RE/MAX
FIRST**

30 SHAWNEE Common #16, Calgary T2Y 0R1

MLS® #: **A2123007** Area: **Shawnee Slopes** Listing Date: **04/15/24** List Price: **\$579,900**
Status: **Active** County: **Calgary** Change: **None** 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: **1,194**
Low Sqft:
Ttl Sqft: **1,194**

DOM

34
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Multi Level Unit**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Side By Side,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Hot Water**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`4" x 8`2"	Kitchen	Main	14`6" x 9`9"
Dining Room	Main	14`10" x 10`11"	2pc Bathroom	Main	5`1" x 5`0"
Storage	Main	13`1" x 3`7"	Bedroom - Primary	Second	11`8" x 10`8"
Bedroom	Second	10`9" x 9`3"	3pc Ensuite bath	Second	8`3" x 5`5"
4pc Bathroom	Second	8`5" x 5`5"	Storage	Second	17`1" x 3`6"
Laundry	Main	6`7" x 3`3"			

Legal/Tax/Financial

Condo Fee:
\$854

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1910666**

Remarks

Pub Rmks:

Welcome to this beautiful modern TWO-storey condo unit with 2 beds, 2.5 baths, 2 heated underground parking stalls and one (1) storage locker. The home is located on the main and second floor on the northeast corner of a 5-storey building with a fantastic broad view of Fish Creek Provincial Park and Fish Creek - Lacombe C-Train Station. Besides being open to the public corridor inside the building, the unit has its own independent exterior entrance facing Shawnee Drive SW with only a 5-minute walk to the C-Train station, Fish Creek Provincial Park and Shawnee Slopes Public Tennis Court. It is an ideal home for all people who enjoy C-Train commute on workdays and outdoor activities on weekends. The main floor features a 9-foot ceiling and rich color laminate flooring. The bright and spacious living room is beside the gourmet kitchen. The upgraded kitchen has elegant full-height cabinets, stainless appliances, stylish lighting fixtures and quartz countertops with a centered dining island. Open to the living room and kitchen is the dining room that is big enough for you hosting family and friend gatherings. The half bath and full sized laundry room complete the main floor. The upper floor (also 9-foot ceiling) consists of two cozy bedrooms with each having its own ensuite. The master bedroom has two windows with one on the north elevation for the best view of Fish Creek Provincial Park and one on the east elevation looking at Fish Creek - Lacombe CTrain Station. A walk-through closet connects the bedroom and a 3 pc ensuite bathroom with a stand glass shower stall. Similar to the master bedroom, the other generous bedroom has a big window on the north elevation open to the view of Fish Creek Provincial Park. It has a walk through closet and 4 pc ensuite including a soaker tub. Besides the two bedrooms, there are two large closets on one side of the hallway. A den or flex room connects to a GIANT storage room at the end of the hallway on the upper floor. The unit has two side-by-side underground parking stalls. The parking stalls are located adjacent to the egress doors of both the unit and the garage. It provides greater convenience for the unit owner for moving back and forth from the unit to the garage and works as an attached garage with more luxury than a single family home. BBQ gas line hookup is ready under the large front porch. The unit has a separate huge full-height titled storage locker, which can provide more usable living space for the unit owner by safely storing seasonal items, such as winter tires and holiday decorations, in the locker. This unit was purchased as a work-live unit by the owner, however actually seldom used since it was built a few years ago. It is in an immaculate condition. Please explore more through the 3D virtual tour link before you head out with your realtor.

Inclusions:
Property Listed By:

N/A
CIR Realty

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











