



30 SHAWNEE Common #12, Calgary T2Y 0R1

MLS®#: **A2123625** Area: **Shawnee Slopes** Listing Date: **05/12/24** List Price: **\$448,000**
 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:

Access:

Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Enclosed,Garage Door Opener,Secured,Titled,Underground**

DOM

47
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Rubber**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Composite Siding,Metal Siding ,Stucco,Wood Frame**

Flooring: **Carpet,Ceramic Tile,Laminate**

Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Storage,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`1"	Dining Room	Main	10`7" x 7`3"
Kitchen	Main	10`1" x 14`0"	Living Room	Main	11`0" x 15`8"
3pc Ensuite bath	Upper	5`4" x 8`4"	4pc Ensuite bath	Upper	6`0" x 8`4"
Bedroom	Upper	9`3" x 10`9"	Bedroom - Primary	Upper	11`5" x 10`6"
Storage	Upper	21`1" x 5`3"			

Legal/Tax/Financial

Condo Fee:
\$881

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1910666**

Remarks

Pub Rmks: **Introducing Fish Creek Exchange nestled within the tranquil Shawnee Park community! This elegant two-story residence boasts over 1200 sqft of luxurious living space! Step into your sanctuary through your own private patio entryway, with a serene north-facing patio. Impeccable craftsmanship defines this home, showcasing a modern kitchen with sleek quartz countertops, top-of-the-line stainless steel appliances, and stylish wide plank laminate flooring with 2pc guest bathroom and laundry room on the main floor. Upstairs unveils two generously sized bedrooms, with the Master Bedroom offering a lavish 3-piece ensuite and walk-through closet, while the second spacious bedroom also has its own walk-through closet into a 4-piece ensuite! Additionally, the upper level presents a versatile den/storage area the perfect area to set up your work from home office. Revel in the convenience of titled parking and titled storage! Positioned in a prime location, just moments from Fish Creek Park, and in close proximity to public transportation, parks, shopping, dining establishments, and esteemed educational institutions, this residence offers unparalleled urban living at its finest!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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







