



THE
A-TEAM

**RE/MAX
FIRST**

30 SHAWNEE Common #104, Calgary T2Y0R1

MLS® #: **A2125585** Area: **Shawnee Slopes** Listing Date: **04/25/24** List Price: **\$289,900**
Status: **Active** County: **Calgary** Change: **-\$10k, 16-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: **642**
Low Sqft:
Ttl Sqft: **642**

DOM

24

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street,Parkade,Titled

Utilities and Features

Roof: **Membrane**
Heating: **Baseboard,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **None**

Construction: **Brick,Composite Siding,Mixed**

Flooring: **Carpet,Laminate**

Water Source:

Public

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **See Remarks**
Utilities: **None**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`2" x 11`6"	Kitchen	Main	11`11" x 11`7"
Bedroom - Primary	Main	11`3" x 9`5"	Den	Main	6`10" x 6`10"
Foyer	Main	6`0" x 4`4"	4pc Bathroom	Main	9`2" x 5`0"
Laundry	Main	5`6" x 5`2"	Balcony	Main	25`6" x 14`4"

Condo Fee:
\$454

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1910666**

Remarks

Pub Rmks:

OPEN HOUSE Saturday May 11th 2-4pm.. Welcome to your urban oasis! This impeccably maintained, contemporary main floor unit offers the perfect blend of comfort, convenience, and style. Step into luxury living with this spacious one bedroom plus den suite boasting an expansive extra-large patio spanning 367 sq. ft., perfect for soaking in the warmth of the west-facing afternoon sun. Built in 2019, this modern residence exudes quality craftsmanship and attention to detail. As you enter, you're greeted by an inviting atmosphere with abundant natural light illuminating the open-concept living space. The den provides versatility, serving as a home office, guest room, or additional storage area to suit your lifestyle needs. The well-appointed kitchen features sleek cabinetry, stainless steel appliances, and ample counter space, inviting you to unleash your culinary creativity. Enjoy seamless indoor-outdoor living as the living area seamlessly transitions to the expansive patio, offering an ideal space for al fresco dining, entertaining guests, or simply unwinding amidst the tranquil surroundings. Convenience is key with this property, as it comes complete with a titled parking stall, bike storage, and an assigned storage unit, providing ample space for all your belongings. Location enthusiasts will be delighted by the prime positioning of this residence. Situated close to the Lacombe LRT station, commuting is a breeze, while an array of shopping options are just moments away. Nature enthusiasts will appreciate the proximity to Fish Creek Park, offering endless opportunities for outdoor recreation and exploration. Don't miss your chance to experience the best of urban living in this coveted Calgary location. Schedule your viewing today and prepare to elevate your lifestyle in this exceptional home!

Inclusions:
Property Listed By:

N/A
CIR Realty

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













