

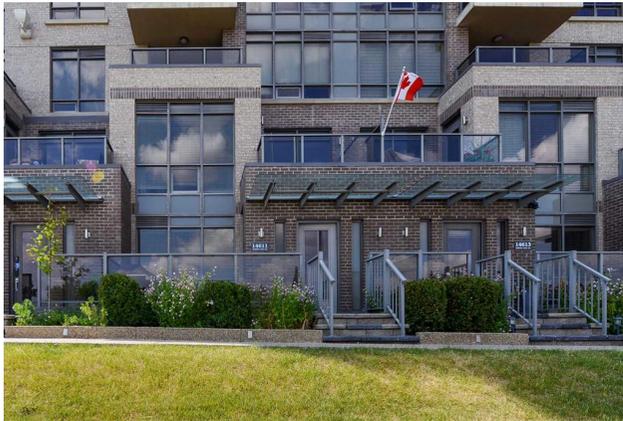


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**14611 SHAWNEE Gate, Calgary T2Y 0K4**

MLS®#: **A2153899**      Area: **Shawnee Slopes**      Listing Date: **08/12/24**      List Price: **\$427,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$23k, 30-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2009**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Other**  
 Park Feat: **Assigned, Underground**

Finished Floor Area

Abv Sqft: **1,006**  
 Low Sqft:  
 Ttl Sqft: **1,006**

DOM

**38**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Townhouse**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Metal**      Construction: **Concrete**  
 Heating: **Forced Air**      Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>2`10" x 7`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`3" x 9`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 8`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`5" x 11`10"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>11`6" x 5`5"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`0" x 5`6"</b>
<b>Balcony</b>	<b>Upper</b>	<b>9`10" x 8`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`7" x 12`4"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>9`9" x 20`10"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$815**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **0915321**

Remarks

Pub Rmks: **This CONCRETE townhome with high ceilings ensures quiet between neighbours and is in the desirable community of Shawnee Slopes, within easy walking distance to the LRT, major roadways as well numerous shops and restaurants. What makes this property so desirable is its location beside Fish Creek Park. Fish Creek Park is Canada's second largest Provincial Park, larger than Vancouver's Stanley Park. As you enter the townhome, The first of 2 private patios greets you. A separate living area is flooded with natural sunlight throughout the day. The dining area has ample room for a good-sized table. The chef's kitchen offers quartz countertops, stainless steel appliances, and an abundance of storage as well as an additional large storage under the stairs. The breakfast bar provides an added eating area for more casual dining. A discreet powder room completes the main floor. Upstairs the large primary bedroom offers an additional private patio and fabulous ensuite. The second bedroom is adjacent to the in-suite laundry and second full bathroom. The windows in the home are specialty triple pane, you will not hear any road noise inside the unit. Are you a working professional with your own business? This unit allows for you to run your professional business from home! If you are looking for a townhome surrounded by amenities, City transit, as well as exceptional outdoor living next to Fish Creek Park, this well priced townhome will not disappoint.**

Inclusions: **NA**  
Property Listed By: **RE/MAX Realty Professionals**

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