



THE
A-TEAM

**RE/MAX
FIRST**

71 SHAWNEE Common #506, Calgary T2Y 0R2

MLS® #: **A2153933** Area: **Shawnee Slopes** Listing Date: **08/09/24** List Price: **\$525,000**
 Status: **Active** County: **Calgary** Change: **-\$35k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2020**

Finished Floor Area
 Abv Sqft: **1,051**
 Low Sqft:
 Ttl Sqft: **1,051**

DOM

103
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Other**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Kitchen Island,See Remarks,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`1" x 7`8"	Kitchen	Main	9`7" x 14`0"
Dining Room	Main	10`6" x 12`6"	Living Room	Main	11`6" x 16`0"
Bedroom - Primary	Main	10`9" x 11`10"	Bedroom	Main	9`3" x 12`5"
Laundry	Main	4`9" x 9`7"	4pc Bathroom	Main	4`11" x 8`11"
3pc Ensuite bath	Main	4`11" x 9`6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$736

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

2010540

Remarks

Pub Rmks:

Welcome to the Penthouse at Fish Creek Exchange, where luxury meets practicality. This stunning 2 bed, 2 bath, PLUS 2 UNDERGROUND PARKING stalls suite combines modern style with seamless functionality. The entertainer's kitchen boasts an oversized island with seating, top-tier stainless steel appliances, and elegant stone countertops. The open-concept design, complemented by impressive ceiling height, creates a warm and expansive ambiance. There's ample room for a large dining table, perfect for hosting family and friends without sacrificing space. Enjoy the convenience of in-suite laundry with a stacked washer and dryer and great utility room storage. The primary bedroom features a private ensuite and an oversized walk-through closet. This penthouse includes TWO titled, side-by-side underground parking stalls, plus a storage locker. This vibrant community offers a variety of on-site amenities, including an F-45 fitness centre, Montessori school, and hair salon. The building itself boasts impressive features like a dog wash station and bike storage room. You'll appreciate the convenience of MacLeod Trail and the C-Train for an easy commute downtown. Situated next to Fish Creek Park, residents can explore miles of trails perfect for hiking, biking, or simply immersing in nature's beauty across the park's rolling hills, grasslands, and forests.

Inclusions:

N/A

Property Listed By:

CIR Realty

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







