

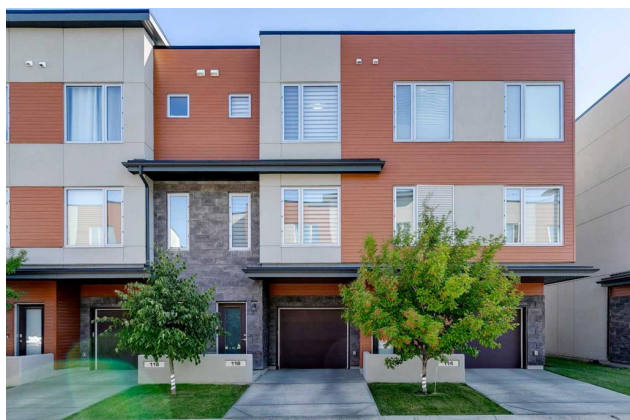


THE
A-TEAM

**RE/MAX
FIRST**

116 SHAWNEE Common, Calgary T2Y0P9

MLS®#: **A2160490** Area: **Shawnee Slopes** Listing Date: **08/26/24** List Price: **\$515,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **320 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,133**
 Low Sqft:
 Ttl Sqft: **1,133**

DOM

23
Layout
 Beds: **2 (2)**
 Baths: **2.0 (1 2)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat:
 Park Feat:

Views

Double Garage Attached,Driveway

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s)**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Second	39`4" x 9`1"	Kitchen	Second	11`4" x 13`10"
Living Room	Second	15`3" x 14`2"	Bedroom - Primary	Third	9`3" x 113`1"
Bedroom	Third	9`4" x 11`2"	Foyer	Main	4`5" x 10`1"
2pc Bathroom	Second	5`6" x 4`8"	2pc Ensuite bath	Third	4`11" x 10`5"
4pc Ensuite bath	Third	5`0" x 11`2"			

Legal/Tax/Financial

Condo Fee:
\$464

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1910669**

Remarks

Pub Rmks: *****Open House Saturday August 31st from 1:00-3:00pm *** Welcome home to this appointed townhouse in coveted Shawnee Slopes. This executive townhouse is in the heart of the development, nestled on a quiet street! You cannot get a better location if you enjoy nature walks as Fish Creek Park is a block away! If ease of transportation is your goal, Fish Creek LRT Station is 5 minutes from your door. Walking distance to parks, tennis courts, Pickle ball courts, shops, and more to open in the fall! Also, there are 3 daycare's within walking distance! Any other amenities you can think of are just a short distance away. This beautifully crafted townhome features clean lines and modern touches throughout. The main level features an open floor plan with a dining area which is naturally lighted by 2 large patio doors leading to a balcony for enjoying your morning coffee. A/C to keep you cool on those hot Calgary days! The kitchen has plenty of cabinets, an island with quartz countertops that could seat 4 comfortably. The upgraded, stainless appliances and a large pantry finish the kitchen. Beyond the kitchen is the living room which is spacious and flooded with light from the front windows, with Levolor banded Shades throughout (\$4,000 Dollar Value) On the upper level there are two master suites each with their own ensuites and walk-in closets. This home has luxury vinyl plank flooring on both levels. The laundry is also thoughtfully located on the upper level. Park your 2 vehicles in the tandem garage which is 37.3 feet long with room for visitors to park on your drive! Call to view this beautiful townhome with your favourite Realtor today!**

Inclusions: **None**
Property Listed By: **Real Broker**

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