



THE
A-TEAM

**RE/MAX
FIRST**

71 SHAWNEE Common #501, Calgary T2Y 0R2

MLS®#: **A2163395** Area: **Shawnee Slopes** Listing Date: **09/06/24** List Price: **\$499,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **930**
 Low Sqft:
 Ttl Sqft: **930**

DOM

12
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

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

Access:

Lot Feat:
 Park Feat: **Heated Garage, Parkade, Secured, Titled, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Composite Siding, Metal Siding , Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`9" x 9`8"	Dining Room	Main	14`2" x 7`8"
Living Room	Main	12`0" x 15`8"	Bedroom - Primary	Main	110`3" x 11`3"
4pc Ensuite bath	Main	8`1" x 7`11"	Bedroom	Main	9`4" x 11`11"
4pc Bathroom	Main	9`3" x 4`11"	Laundry	Main	7`3" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$663** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: **2010540**

Remarks

Pub Rmks: **Mountains to the West, city views to the North, Fish Creek views to the East & prairie views to the South. These views truly encompass what our beautiful city is all about & all in one special package. TWO INDOOR HEATED & TITLED PARKING STALLS, INTERIOR STORAGE AND A TITLED EXTERIOR STORAGE LOCKER makes downsizing a breeze. As you enter you will fall in love with the open concept living space. The kitchen features upgraded Whirlpool appliances, gorgeous subway tiles & pretty quartz counter tops. The cabinets are perfectly contrasting with a touch of subtle grey. The dining room will handle a large table for entertaining & you will definitely want to entertain here. All rooms have large windows to showcase your surroundings. Artwork not needed here. The layout is well thought out with the primary retreat & stunning ensuite on one side of the unit & the second bedroom & full bathroom on the other. However, be careful your guests may not want to leave. The laundry room is tucked away in its own room. The two parking stalls are side by side and there are no other stalls on either side. The storage area is secure & it is the perfect place to put all of those items you do not use on a daily bases. If you have not driven into this new development, take a Sunday drive to see just how beautiful it is. This community is convenient to shops, restaurants & amenities. The pictures are fantastic but the only way to truly appreciate this home is to view it in person. Make sure you leave yourself enough time to walk out onto the balcony and take it all in.**

Inclusions: **None**

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

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