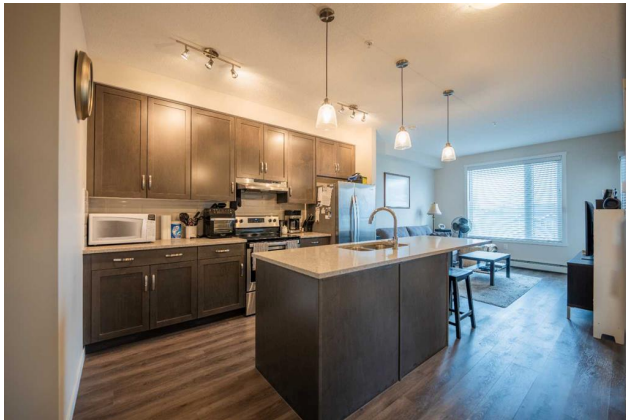


**30 SHAWNEE Common #212, Calgary T2Y0R1**

MLS® #: **A2177453** Area: **Shawnee Slopes** Listing Date: **11/18/24** List Price: **\$299,900**  
 Status: **Active** County: **Calgary** Change: **-\$28k, 20-Dec** 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: **736**  
 Low Sqft:  
 Ttl Sqft: **736**

DOM

**33**  
Layout  
 Beds: **2 (2)**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Titled, Underground**

Utilities and Features

Roof:  
 Heating: **Central, Forced Air**  
 Sewer:  
 Ext Feat: **Balcony, Storage**  
 Construction: **Composite Siding, Metal Siding, Mixed, Stucco, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
 Int Feat: **No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`5" x 11`5"	Kitchen	Main	12`6" x 14`3"
Foyer	Main	4`6" x 12`0"	Bedroom	Main	10`8" x 7`11"
Bedroom - Primary	Main	9`5" x 10`5"	4pc Bathroom	Main	5`3" x 8`9"

Legal/Tax/Financial

Condo Fee: **\$456** Title: **Fee Simple** Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **1910666**

Remarks

Pub Rmks: **Welcome to this bright and modern 2-bedroom, 1-bathroom condo, offering 736.87 sq. ft. of thoughtfully designed living space. Perfectly situated in a prime location, this corner unit showcases breathtaking panoramic balcony views, making it the ideal spot to enjoy your morning coffee or relax after a long day. The open-concept layout seamlessly connects the living, dining, and kitchen areas, creating a spacious and inviting environment for entertaining guests or enjoying cozy nights at home. The contemporary kitchen is a standout feature, boasting sleek cabinetry, quartz countertops, a functional island, and stainless steel appliances that blend style with practicality. Natural light floods the entire space through large windows, creating a warm and airy ambiance. The condo features two generously sized bedrooms, with the primary bedroom offering ample closet space for all your storage needs. The second bedroom provides versatile options, whether for guests, a home office, or additional living space. Stylish flooring, upgraded lighting, and decora switches enhance the luxury finishes, adding a touch of elegance to every corner of this home. The panoramic balcony is the highlight of the property, offering sweeping views that extend your living space to the outdoors. Additional conveniences include a full-size in-suite washer and dryer, a titled underground parking stall, and a separate storage locker for your belongings. Nestled in a vibrant community, this condo is just minutes away from public transit options such as the C-Train and bus stops, as well as shopping, dining, and the natural beauty of Fish Creek Provincial Park. Easy access to major routes like Macleod Trail, Deerfoot Trail, and Stoney Trail makes commuting effortless. Whether you're a first-time buyer, downsizer, or investor, this home offers the perfect combination of comfort, convenience, and modern living. Don't miss out on this incredible opportunity—schedule your private showing today!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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

