



THE
A-TEAM

**RE/MAX
FIRST**

30 SHAWNEE Common #12, Calgary T2Y 0R1

MLS®#: **A2178782** Area: **Shawnee Slopes** Listing Date: **11/28/24** List Price: **\$405,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **1,246**
 Low Sqft:
 Ttl Sqft: **1,246**

DOM

54
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat: **Low Maintenance Landscape**
 Park Feat: **Enclosed,Garage Door Opener,Secured,Titled,Underground**

Utilities and Features

Roof: **Rubber**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Composite Siding,Metal Siding ,Stucco,Wood Frame**

Flooring: **Carpet,Ceramic Tile,Laminate**

Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Separate Entrance,Storage,Track Lighting**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`1"	Dining Room	Main	10`7" x 7`3"
Kitchen	Main	10`1" x 14`0"	Living Room	Main	11`0" x 15`8"
3pc Ensuite bath	Upper	5`4" x 8`4"	4pc Ensuite bath	Upper	6`0" x 8`4"
Bedroom	Upper	9`3" x 10`9"	Bedroom - Primary	Upper	11`5" x 10`6"
Storage	Upper	21`1" x 5`3"			

Legal/Tax/Financial

Condo Fee:
\$881

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1910666**

Remarks

Pub Rmks: **Welcome to Fish Creek Exchange in the serene Shawnee Park community! This stunning two-story residence offers over 1,200 sqft of meticulously designed living space, blending modern elegance with everyday functionality. Enter your private haven through a dedicated patio entryway that opens onto a peaceful north-facing patio, perfect for unwinding. The main floor showcases an open-concept design with impeccable finishes, including a sleek modern kitchen adorned with quartz countertops, premium stainless steel appliances, and chic wide-plank laminate flooring. A convenient 2-piece guest bathroom and a separate laundry room complete this level. Upstairs, you'll find two spacious bedrooms, each with its own walk-through closet leading to a luxurious ensuite. The primary suite features a sophisticated 3-piece ensuite, while the second bedroom enjoys a 4-piece ensuite. An additional den/storage area on this floor offers the perfect space for a home office or creative retreat. Enjoy the convenience of titled parking and titled storage, along with a prime location just moments from the natural beauty of Fish Creek Park. Close to public transit, parks, shopping, dining, and top-tier schools, this residence delivers the perfect balance of tranquility and urban living. Your dream home awaits!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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







