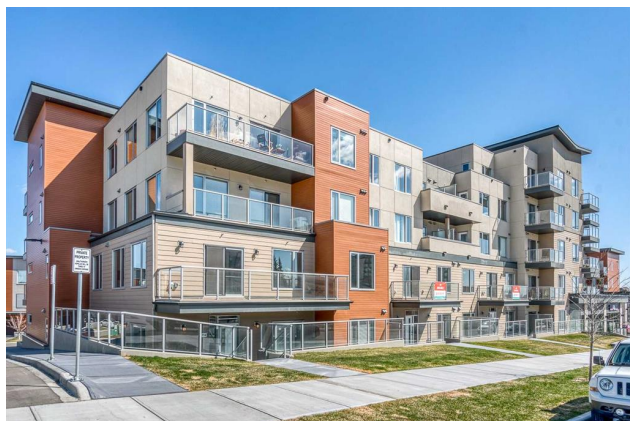


71 SHAWNEE Common #114, Calgary T2Y 0R2

MLS®#: **A2187675** Area: **Shawnee Slopes** Listing **01/16/25** List Price: **\$485,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 11-Feb** 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: **1,090**
 Low Sqft:
 Ttl Sqft: **1,090**

DOM
57
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

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

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

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Private Entrance**
 Construction: **Composite Siding,Stucco**
 Flooring: **Vinyl,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	7`7" x 18`9"	Living Room	Main	10`1" x 12`9"
Dining Room	Main	12`6" x 12`0"	4pc Bathroom	Main	4`11" x 7`11"
Den	Main	11`6" x 7`11"	Bedroom	Main	12`8" x 9`11"
Bedroom - Primary	Main	11`7" x 13`9"	Walk-In Closet	Main	5`3" x 7`9"
3pc Bathroom	Main	7`11" x 4`10"	Laundry	Main	6`8" x 5`7"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$739

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc:

2010540

Remarks

Pub Rmks:

Welcome to Unit 114 at 71 Shawnee Common SW! Located in the highly desirable community of Shawnee Slopes in SW Calgary. Nestled just a 7-minute walk from the breathtaking Fish Creek Provincial Park. This stunning, modern 2-bedroom, 2-bathroom plus den corner unit is perfect for those who value convenience, style, and access to nature. Imagine morning jogs along winding park paths, sunny weekend picnics, or evening bike rides right in your backyard. This walk-up main floor unit is as functional as it is beautiful, featuring large south- and west-facing windows that flood the space with natural light. The open-concept layout boasts a modern kitchen with upgraded Whirlpool appliances, sleek quartz countertops, and elegant 42" flat panel cabinetry. Luxury vinyl plank flooring throughout the home ensures durability and style. The den offers the flexibility of an office, flex space, or even a third bedroom, making it ideal for remote work or accommodating guests. Step out onto your spacious wrap-around patio—perfect for relaxing or entertaining while enjoying the tranquil surroundings. This unit includes a titled, heated underground parking stall and a secure titled storage locker, adding convenience to your daily life. The location is unmatched, offering proximity to the Shawnee off-leash dog park, Shawnessy Plaza's wide array of amenities, and excellent transport links via Macleod Trail and Stoney Trail. Don't miss out on this rare opportunity to own a corner unit with an unbeatable combination of location, upgrades, and lifestyle. Book your private viewing today and see why this is the perfect place to call home!

Inclusions:

N/A

Property Listed By:

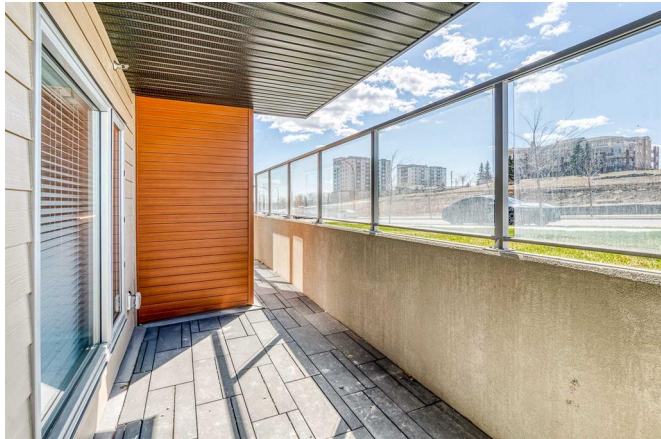
eXp Realty

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

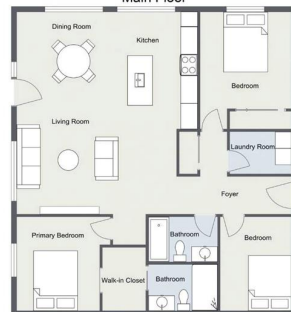








71 Shawnee Common SW 114, Calgary, AB
Main Floor



This floor plan was created using quikfloor.net and is for illustration purposes only. Deemed accurate but may not be exactly to scale.

