



THE
A-TEAM

**RE/MAX
FIRST**

152 SHAWNEE Common, Calgary T2Y 0P9

MLS®#: **A2188635** Area: **Shawnee Slopes** Listing Date: **01/27/25** List Price: **\$459,900**
 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:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,410**
 Low Sqft:
 Ttl Sqft: **1,410**

Low Maintenance Landscape, Street Lighting, Underground Sprinklers
Double Garage Attached

DOM

3
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Utilities and Features

Roof: **Membrane**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Lower	4`3" x 10`1"	Dining Room	Lower	9`3" x 9`7"
Kitchen With Eating Area	Main	12`7" x 11`3"	Living Room	Main	15`1" x 15`3"
2pc Bathroom	Main	4`8" x 5`5"	Balcony	Main	8`11" x 5`3"
Bedroom - Primary	Second	11`3" x 9`4"	Bedroom - Primary	Second	11`3" x 9`5"
3pc Ensuite bath	Second	4`11" x 10`6"	4pc Ensuite bath	Second	4`11" x 11`1"
Walk-In Closet	Second	5`0" x 5`10"	Walk-In Closet	Second	4`10" x 5`10"
Laundry	Second	5`10" x 3`2"	Furnace/Utility Room	Lower	11`2" x 5`10"

Condo Fee:
\$316

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1911838**

Remarks

Pub Rmks: **Need a new place to call home? This beautiful townhome in SW Calgary is looking for someone to love and care for it as much as the original owners have! Over 1400 square feet of living space and a double garage gives you room to live comfortably for years to come. Two primary bedrooms, both with ensuite and walk-in closet, are a must for privacy. You'll love the richly coloured cabinetry and LVP flooring offset by pristine white quartz counters, stainless steel appliances and a neutral wall colour, all of which is the perfect backdrop for your own style and colour palette. Enjoy a morning coffee on the balcony or up to the convenient kitchen breakfast bar knowing that you have a large dining space when family and friends visit. Additional perks include air conditioning, upper floor laundry, raised bathroom vanities, gas bib for BBQ on the balcony and storage room in the garage. The central location means day-to-day living just got easier with quick access to major roadways and transit, on-site amenities and services, steps from community features like Fish Creek Park and only minutes to shopping. Did I mention that your pets are welcome too! This is the home you've been waiting for but don't wait too long! Book your private showing today.**

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

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







