



THE
A-TEAM

**RE/MAX
FIRST**

30 SHAWNEE Common #16, Calgary T2Y 0R1

MLS® #: **A2198636** Area: **Shawnee Slopes** Listing Date: **03/03/25** List Price: **\$475,000**
 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: **1,194**
 Low Sqft:
 Ttl Sqft: **1,194**

DOM

11
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **Apartment-Multi Level Unit**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Side By Side,Stall,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Separate Entrance,Soaking Tub,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	10`4" x 8`2"	Kitchen	Main	14`6" x 9`9"
Dining Room	Main	14`10" x 10`11"	2pc Bathroom	Main	5`1" x 5`0"
Storage	Main	13`1" x 3`7"	Bedroom - Primary	Second	11`8" x 10`8"
Bedroom	Second	10`9" x 9`3"	3pc Ensuite bath	Second	8`3" x 5`5"
4pc Bathroom	Second	8`5" x 5`5"	Storage	Second	17`1" x 3`6"
Laundry	Main	6`7" x 3`3"			

Condo Fee:
\$808

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1910666**

Remarks

Pub Rmks: **Welcome to Your Dream Home! Step into this stunning, modern two-storey condo unit, perfectly designed for comfort and style. Boasting 2 spacious bedrooms, 2.5 bathrooms, 2 heated underground parking stalls, and a private storage locker, this corner unit is a rare gem. Located on the main and second floors of a 5-storey building, it offers breathtaking panoramic views of Fish Creek Provincial Park and the Fish Creek-Lacombe C-Train Station. Enjoy the perfect blend of privacy and convenience with a private entrance facing Shawnee Drive SW. Just a 5-minute walk from the C-Train, Fish Creek Provincial Park, and Shawnee Slopes Public Tennis Court, this home is ideal for those who value both tranquility and accessibility. Main Floor Highlights: Bright, open-concept living space with 9-foot ceilings and rich laminate flooring throughout. A spacious living room that flows seamlessly into the upgraded kitchen, featuring full-height cabinets, stainless steel appliances, stylish lighting fixtures, and elegant quartz countertops with a central island - perfect for entertaining. A dining area that comfortably accommodates family and friends. A convenient half bath and a full-sized laundry room complete this level. Second Floor Retreat: Two cozy bedrooms, each with its own ensuite bathroom. The master suite features dual windows - one framing stunning views of Fish Creek Provincial Park and the other overlooking the Fish Creek-Lacombe C-Train Station. A walk-through closet leads to a 3-piece ensuite with a glass-enclosed shower. The second bedroom is generously sized, with a large window offering scenic park views and a walk-through closet leading to a 4-piece ensuite with a luxurious soaker tub. Additional features include two large closets in the hallway, a den or flex room, and a giant storage room at the end of the hallway. Exceptional Convenience: Two side-by-side underground parking stalls, conveniently located near the building's egress doors, provide easy access between your unit and the garage - offering the convenience of single-family home living. The front porch is equipped with a BBQ gas line hookup, perfect for outdoor entertaining. A separate, full-height titled storage locker offers ample space for seasonal items like winter tires and holiday decorations. This immaculate, seldom-used work-live unit has been meticulously maintained by the current owner and is in pristine condition. Don't miss the opportunity to make this exceptional property your own. Explore the 3D virtual tour for a closer look, then schedule your private showing with your realtor today!**

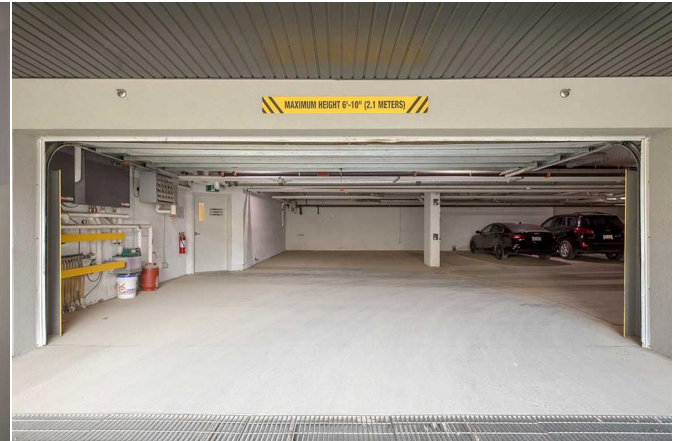
Inclusions: n/a
 Property Listed By: **CIR Realty**

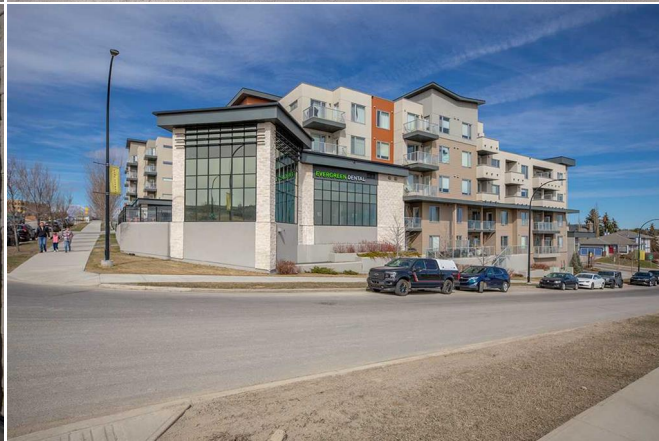
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

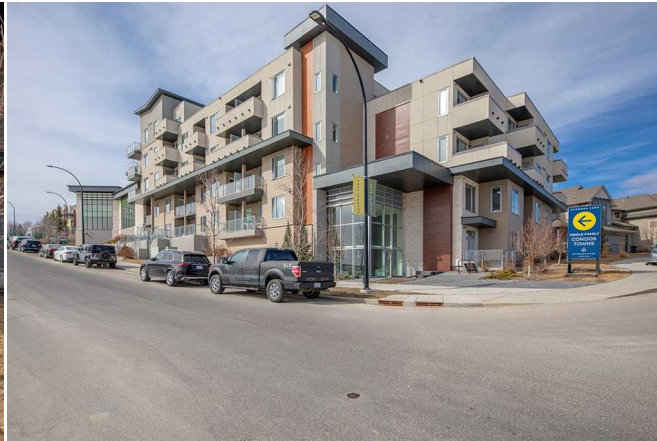




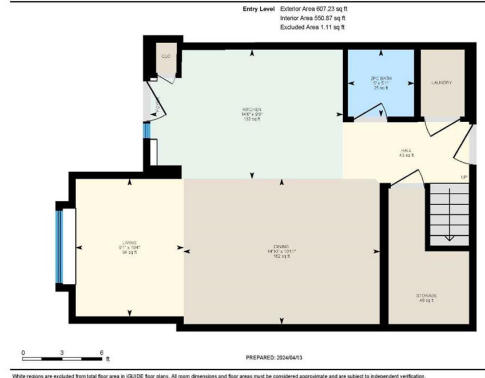








16-30 Shawnee Common SW, Calgary, AB



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Upper Level: Exterior Area 764.00 sq ft
Interior Area 642.45 sq ft

