



# 30 Shawnee Common Calgary Alberta

\$495,000

Welcome to this beautiful modern TWO-storey condo unit with 2 beds, 2.5 baths, 2 heated underground parking stalls and one (1) storage locker. The home is located on the main and second floor on the northeast corner of a 5-storey building with a fantastic broad view of Fish Creek Provincial Park and Fish Creek - Lacombe C-Train Station. Besides being open to the public corridor inside the building, the unit has its own independent exterior entrance facing Shawnee Drive SW with only a 5-minute walk to the C-Train station, Fish Creek Provincial Park and Shawnee Slopes Public Tennis Court. It is an ideal home for all people who enjoy C-Train commute on workdays and outdoor activities on weekends. The main floor features a 9-foot ceiling and rich color laminate flooring. The bright and spacious living room is beside the gourmet kitchen. The upgraded kitchen has elegant full-height cabinets, stainless appliances, stylish lighting fixtures and quartz countertops with a centered dining island. Open to the living room and kitchen is the dining room that is big enough for you hosting family and friend gatherings. The half bath and full sized laundry room complete the main floor. The upper floor (also 9-foot ceiling) consists of two cozy bedrooms with each having its own ensuite. The master bedroom has two windows with one on the north elevation for the best view of Fish Creek Provincial Park and one on the east elevation looking at Fish Creek - Lacombe CTrain Station. A walk-through closet connects the bedroom and a 3 pc ensuite bathroom with a stand glass shower stall. Similar to the master bedroom, the other generous bedroom has a big window on the north elevation open to the view of Fish Creek Provincial Park. It has a walk through closet and 4 pc ensuite including a soaker tub. Besides the two bedrooms, there are two large closets on one side of the hallway. A den or...

Primary Bedroom 3.55 M x 3.25 M  
 Bedroom 3.27 M x 2.81 M  
 3pc Bathroom 2.51 M x 1.65 M  
 4pc Bathroom 2.57 M x 1.65 M  
 Storage 5.21 M x 1.07 M  
 Living room 3.16 M x 2.48 M

Kitchen 4.43 M x 2.96 M  
 Dining room 4.51 M x 3.33 M  
 2pc Bathroom 1.54 M x 1.52 M  
 Storage 4.00 M x 1.10 M  
 Laundry room 2.00 M x 1.00 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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