



71 Shawnee Common Calgary Alberta

\$495,000

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! (id:6769)

Other 7.58 Ft x 18.75 Ft
 Living room 10.08 Ft x 12.75 Ft
 Dining room 12.50 Ft x 12.00 Ft
 4pc Bathroom 4.92 Ft x 7.92 Ft
 Den 11.50 Ft x 7.92 Ft

Bedroom 12.67 Ft x 9.92 Ft
 Primary Bedroom 11.58 Ft x 13.75 Ft
 Other 5.25 Ft x 7.75 Ft
 3pc Bathroom 7.92 Ft x 4.83 Ft
 Laundry room 6.67 Ft x 5.58 Ft

Listing Presented By:



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