

30 Shawnee Common Calgary Alberta

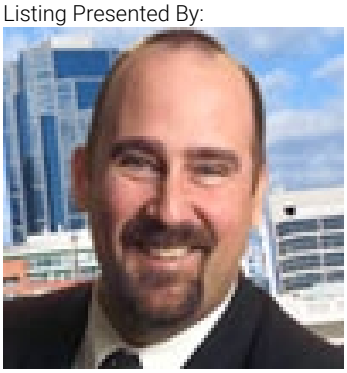
$383,900

Significant price improvement + fall possession + a beautifully appointed SW corner unit = the perfect time to make your move! This impeccably designed 2-bedroom + 2-bath corner unit in the beautiful SW community of Shawnee Slopes has been thoughtfully maintained by the original owner and offers an exceptional combination of style, privacy, and convenience. Large windows, high ceilings and a SW exposure ensure plenty of natural light and an inviting atmosphere throughout, while the vinyl plank flooring and upgraded roller shades add a contemporary finish. Step outside onto the spacious private balcony, complete with a gas BBQ bib and a lovely view toward Fish Creek Park--the perfect spot to enjoy your morning coffee or unwind at the end of the day. The kitchen features white quartz countertops, stainless steel appliances, a PANTRY, and a generous island with both seating and additional storage. Unlike most condos, you'll have a dining area for entertaining, crafting, working on your computer or any other task that requires a space to spread out. The thoughtfully designed floor plan separates the bedrooms for maximum privacy. The primary suite features a large walk-through closet leading to a fabulous ensuite with 5-foot walk-in shower, linen closet, and window. The second bedroom is adjacent to the 4-piece main bathroom, making it ideal for guests or family members. An in-suite laundry room offers enough space for additional storage. Two titled underground side-by-side parking stalls, a titled storage locker, secured bike storage, and ample off-road visitor parking add amazing value to this home! Don't forget the location where convenience truly is at your doorstep. Take advantage of an on-site hair salon, fitness studio, dental office, and childcare centre, while Fish Creek Provincial Park, an LRT station, shopping plaza, community tennis courts, playgrounds, and ...

Other 5.00 Ft x 10.58 Ft
Kitchen 9.67 Ft x 10.83 Ft
Dining room 12.08 Ft x 11.25 Ft
Living room 14.33 Ft x 12.08 Ft
Primary Bedroom 11.25 Ft x 10.25 Ft
Bedroom 9.33 Ft x 11.83 Ft

3pc Bathroom 8.00 Ft x 8.25 Ft
4pc Bathroom 9.33 Ft x 4.92 Ft
Other 5.50 Ft x 8.00 Ft
Laundry room 9.33 Ft x 4.92 Ft
Other 10.42 Ft x 7.33 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

https://cheryldonnelly.alberta.cirrealty.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca