

# \$399,000 - 12, 30 Shawnee Common Sw, Calgary

MLS® #A2195195

**\$399,000**

2 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to Fish Creek Exchange in the serene Shawnee Park community! This stunning two-story residence offers over 1,200 sqft of meticulously designed living space, blending modern elegance with everyday functionality. Enter your private haven through a dedicated patio entryway that opens onto a peaceful north-facing patio, perfect for unwinding. The main floor showcases an open-concept design with impeccable finishes, including a sleek modern kitchen adorned with quartz countertops, premium stainless steel appliances, and chic wide-plank laminate flooring. A convenient 2-piece guest bathroom and a separate laundry room complete this level. Upstairs, you'll find two spacious bedrooms, each with its own walk-through closet leading to a luxurious ensuite. The primary suite features a sophisticated 3-piece ensuite, while the second bedroom enjoys a 4-piece ensuite. An additional den/storage area on this floor offers the perfect space for a home office or creative retreat. Enjoy the convenience of titled parking and titled storage, along with a prime location just moments from the natural beauty of Fish Creek Park. Close to public transit, parks, shopping, dining, and top-tier schools, this residence delivers the perfect balance of tranquility and urban living. Your dream home awaits!

Built in 2019



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2195195      |
| Price          | \$399,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,247         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 12, 30 Shawnee Common Sw |
| Subdivision | Shawnee Slopes           |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Y 0R1                  |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Secured Parking, Storage, Visitor Parking                  |
| Parking Spaces | 1  |
| Parking        | Enclosed, Garage Door Opener, Secured, Titled, Underground |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Track Lighting |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer                     |
| Heating           | Baseboard, Natural Gas   |
| Cooling           | None   |
| # of Stories      | 5  |
| Basement          | None   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance                                   |
| Lot Description   | Low Maintenance Landscape                          |
| Roof              | Rubber   |
| Construction      | Composite Siding, Metal Siding, Stucco, Wood Frame |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 22nd, 2025 |
| Days on Market | 58                  |
| Zoning         | DC                  |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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