

84 Shawnee Common SW Calgary, Alberta

MLS # A2337717



\$449,000

Division:	Shawnee Slopes		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,342 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Tandem		
Lot Size:	-		
Lot Feat:	Landscaped, No Back Lane, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 364
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Siding , Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Prime SW Location meets Show-Home Luxury! This stunning former show home seamlessly blends contemporary design with ultimate functionality. The intelligent layout features two private primary suites, each boasting a dedicated ensuite and walk-in closet—ideal for professionals, savvy investors, first-time buyers as well as young families as this home sits just steps from several neighborhood parks & Playgrounds, An open-concept main floor shines with premium finishes, including quartz countertops, upgraded cabinetry, a gas range, and a sleek social island. Upgrades like stylish accent walls, dual-level flex spaces for a home office, upper floor laundry, and a private balcony elevate the living experience. Bask in abundant light delivered by expansive windows throughout the property. Complete with a tandem garage and thoughtful custom built-ins, this move-in-ready property sits just steps from the C-Train, tennis courts, and Fish Creek Park pathways. Schedule your private tour today.