

205, 71 SHAWNEE Common SW
Calgary, Alberta

MLS # A2345208



\$297,000

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	642 sq.ft.	Age:	2020 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 444
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: N/A

OPEN HOUSE SUNDAY(SEPT 27) NOON-3PM ***** FISH CREEK EXCHANGE *** BUILT IN 2020! MODERN SECOND FLOOR ONE BEDROOM PLUS DEN SUITE WITH A VIEW. ISLAND/BREAKFAST BAR, GRANITE COUNTERS AND STAINLESS STEEL APPLIANCES. PRIVATE BALCONY WITH HOOK UP FOR GAS BBQ. INSUITE LAUNDRY & STORAGE PLUS TWO TITLED STORAGE LOCKERS(SELLER WAS RENTING ONE OUT FOR \$60/MO WHICH BROUGHT DOWN THE MAINTENANCE FEE TO \$383./MO). DEDICATED BIKE STORAGE ROOM. PET FRIENDLY LIFESTYLE WITH DOG WASH STATION. SHORT STROLL TO FISH CREEK PARK, LRT STATION AND MAJOR SHOPPING. ***WHAT A BEAUTIFUL WAY TO LIVE***