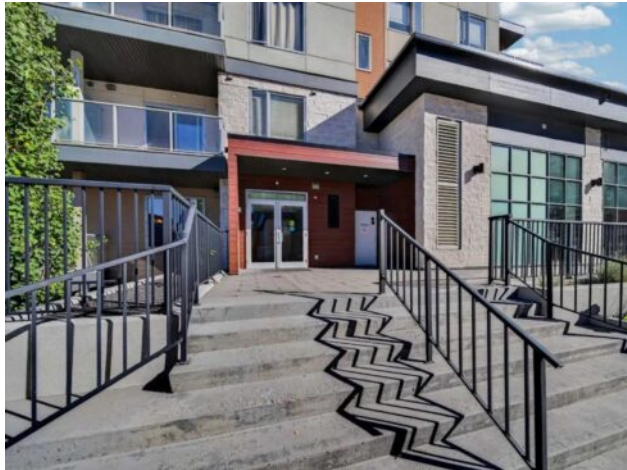


406, 30 Shawnee Common SW
Calgary, Alberta

MLS # A2349573



\$299,900

Division:	Shawnee Slopes		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	641 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 435
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Beautiful views of Fish Creek Park and a convenient Shawnee Slopes location make this well-kept fourth-floor condo a great place to call home. Close to the CTrain, Shawnessy shopping and restaurants, with easy access to Macleod Trail and Stoney Trail, you're well situated for both commuting and getting out to enjoy the park. The kitchen features stainless steel appliances, quartz countertops, shaker cabinets with soft-close doors and a subway tile backsplash. Luxury vinyl plank flooring throughout means no carpet, and upgraded screen shades are already in place. The primary bedroom offers plenty of room, while the separate second room works well as a home office or additional sleeping space. You'll also find a spacious walk-through closet, a four-piece bathroom with a soaker tub, and in-suite laundry with a full-size front-load washer and dryer plus extra storage space. Step onto the west-facing balcony to take in the park views and evening sky. Titled underground parking, a titled storage locker and secure bike storage are included.