

\$385,000 - 211, 71 Shawnee Common Sw, Calgary

MLS® #A2193530

\$385,000

2 Bedroom, 2.00 Bathroom, 779 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

TITLED UNDERGROUND PARKING & STORAGEONLY 1 NEIGHBOR on one side***DOG WASH Room & BIKE STORAGE Room***5 MINS WALK to Fish Creek Park, C-Train Station, F-45 Fitness Centre. Restaurants, Shops, Parks and SO MUCH MORE!!!***MINUTES' DRIVE to MacLeod Trail & Stoney Trail*** Designed with FUNCTIONALITY and PRIVACY in mind, this spacious unit features a well-thought-out layout with 2 Bedrooms and 2 Bathrooms. The OPEN-CONCEPT kitchen, dining, and living area sit perfectly in the middle, creating separation between the bedrooms for added privacy. Each bathroom is either ENSUITE or conveniently located ADJACENT to a bedroom, making daily routines effortless. The nearly 9-FOOT CEILINGS throughout the unit enhance the sense of space and light, while the IN-SUIT LAUNDRY room adds an extra layer of convenience. Step outside to your PRIVATE BALCONY and take in the serene park views, a perfect spot to unwind. Adding to its appeal, this unit includes 1 Titled Underground Parking stall and 1 Titled Underground Storage Unit. The parking stall is ideally positioned right by the entrance to the upper floors, as well as the Dog Wash station, making everyday living even more convenient. There is also a Bike Storage room to safely leave your bike after touring the Fish Creek Park on a beautiful day! With easy access to major roads yet nestled in a quiet location, you can enjoy peaceful living with no obstructions



in front of your windows! Unbeatable Location
+ Ideal Layout + Pristine Condition, this home
truly has it all!!! Don't miss this
opportunity"schedule your viewing today!

Built in 2020

Essential Information

MLS® #	A2193530
Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	779
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	211, 71 Shawnee Common Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0R2

Amenities

Amenities	Elevator(s), Parking, Storage, Trash, Visitor Parking, Snow Removal
Parking Spaces	1
Parking	Underground

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Baseboard
Cooling	None
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Composite Siding, Wood Frame, Other

Additional Information

Date Listed	February 11th, 2025
Days on Market	30
Zoning	DC

Listing Details

Listing Office	Royal LePage Benchmark
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