

**504, 71 Shawnee Common SW
Calgary, Alberta**

MLS # A2164727



\$358,000

Division:	Shawnee Slopes		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	670 sq.ft.	Age:	2020 (4 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 368
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Top floor two-bedroom, two-bathroom condo with breathtaking, unobstructed park views in the sought-after community of Shawnee Slopes. The location couldn't be more convenient, offering quick access to both James McKeivitt Road and MacLeod Trail. Just a 5-minute walk to the C-Train station and Fish Creek Provincial Park, with a playground right next to the complex. This functional top-floor unit features 9-foot ceilings, stainless steel appliances, quartz countertops, an undermount stainless steel sink, ample cabinet space, luxury vinyl plank flooring, and an oversized picture window. Additional perks include in-suite laundry, titled storage, a bike storage room, and titled underground parking. The complex also offers on-site conveniences such as shops, restaurants, an F-45 fitness center, a Montessori school, and a hair salon. The building is equipped with great amenities, including a dog wash station and additional bike storage. Situated next to Fish Creek Park—one of Canada's largest urban parks—this location is ideal for nature lovers. With over 80 kilometers of trails through rolling hills, grasslands, and forests, it's perfect for hiking, biking, or a peaceful afternoon outdoors. This stunning condo, in an unbeatable location, is ready for you to call it home!