

**12, 30 Shawnee Common SW**  
**Calgary, Alberta**

**MLS # A2178782**



**\$405,000**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,247 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Enclosed, Garage Door Opener, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 881
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Storage, Track Lighting		
<b>Inclusions:</b>	None		

Welcome to Fish Creek Exchange in the serene Shawnee Park community! This stunning two-story residence offers over 1,200 sqft of meticulously designed living space, blending modern elegance with everyday functionality. Enter your private haven through a dedicated patio entryway that opens onto a peaceful north-facing patio, perfect for unwinding. The main floor showcases an open-concept design with impeccable finishes, including a sleek modern kitchen adorned with quartz countertops, premium stainless steel appliances, and chic wide-plank laminate flooring. A convenient 2-piece guest bathroom and a separate laundry room complete this level. Upstairs, you'll find two spacious bedrooms, each with its own walk-through closet leading to a luxurious ensuite. The primary suite features a sophisticated 3-piece ensuite, while the second bedroom enjoys a 4-piece ensuite. An additional den/storage area on this floor offers the perfect space for a home office or creative retreat. Enjoy the convenience of titled parking and titled storage, along with a prime location just moments from the natural beauty of Fish Creek Park. Close to public transit, parks, shopping, dining, and top-tier schools, this residence delivers the perfect balance of tranquility and urban living. Your dream home awaits!