

# \$399,000 - 12, 30 Shawnee Common Sw, Calgary

MLS® #A2195195

**\$399,000**

2 Bedroom, 3.00 Bathroom, 1,247 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

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!

Built in 2019



## Essential Information

MLS® #	A2195195
Price	\$399,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,247
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

## Community Information

Address	12, 30 Shawnee Common Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0R1

## Amenities

Amenities	Visitor Parking, Secured Parking, Storage
Parking Spaces	1
Parking	Garage Door Opener, Enclosed, Secured, Titled, Underground

## Interior

Interior Features	High Ceilings, Kitchen Island, Pantry, Storage, No Animal Home, No Smoking Home, Separate Entrance, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Microwave Hood Fan
Heating	Natural Gas, Baseboard
Cooling	None
# of Stories	5
Basement	None

## Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Rubber
Construction	Composite Siding, Wood Frame, Metal Siding, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 22nd, 2025
Days on Market	77
Zoning	DC

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.