

# \$449,000 - 16, 30 Shawnee Common Sw, Calgary

MLS® #A2213589

**\$449,000**

2 Bedroom, 3.00 Bathroom, 1,194 sqft

Residential on 0.00 Acres

Shawnee Slopes, Calgary, Alberta

Welcome to Your Dream Home!

Step into this stunning, modern two-storey condo unit, perfectly designed for comfort and style. Boasting 2 spacious bedrooms, 2.5 bathrooms, 2 heated underground parking stalls, and a private storage locker, this corner unit is a rare gem. Located on the main and second floors, it offers breathtaking panoramic views of Fish Creek Provincial Park and the Fish Creek-Lacombe C-Train Station.

Enjoy the perfect blend of privacy and convenience with a private entrance facing Shawnee Drive SW. Just a 5-minute walk from the C-Train, Fish Creek Provincial Park, and Shawnee Slopes Public Tennis Court, this home is ideal for those who value both tranquility and accessibility.

Main Floor Highlights:

Bright, open-concept living space with 9-foot ceilings and rich laminate flooring throughout.

A spacious living room that flows seamlessly into the upgraded kitchen, featuring full-height cabinets, stainless steel appliances, stylish lighting fixtures, and elegant quartz countertops with a central island – perfect for entertaining.

A dining area that comfortably accommodates family and friends.



A convenient half bath and a full-sized laundry room complete this level.

#### Second Floor Retreat:

Two cozy bedrooms, each with its own ensuite bathroom.

The master suite features dual windows â€“ one framing stunning views of Fish Creek Provincial Park and the other overlooking the Fish Creek-Lacombe C-Train Station. A walk-through closet leads to a 3-piece ensuite with a glass-enclosed shower.

The second bedroom is generously sized, with a large window offering scenic park views and a walk-through closet leading to a 4-piece ensuite with a luxurious soaker tub.

Additional features include two large closets in the hallway, a den or flex room, and a giant storage room at the end of the hallway.

#### Exceptional Convenience:

Two side-by-side underground parking stalls, conveniently located near the buildingâ€™s egress doors, provide easy access between your unit and the garage â€“ offering the convenience of single-family home living.

The front porch is equipped with a BBQ gas line hookup, perfect for outdoor entertaining.

A separate, full-height titled storage locker offers ample space for seasonal items like winter tires and holiday decorations.

This immaculate, seldom-used work-live unit has been meticulously maintained by the current owner and is in pristine condition. Donâ€™t miss the opportunity to make this

exceptional property your own.

Explore the 3D virtual tour for a closer look,  
then schedule your private showing with your  
realtor today!

Built in 2019

### Essential Information

MLS® #	A2213589
Price	\$449,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	16, 30 Shawnee Common Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0R1

### Amenities

Amenities	Elevator(s), Other
Parking Spaces	2
Parking	Heated Garage, Side By Side, Stall, Underground, Titled

### Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub,
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	Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Hot Water
Cooling	Central Air
# of Stories	5

## Exterior

Exterior Features	BBQ gas line
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	15
Zoning	DC

## Listing Details

Listing Office	CIR Realty
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