# \$368,888 - 12, 30 Shawnee Common Sw, Calgary

MLS® #A2242372

## \$368,888

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'II 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® # A2242372 Price \$368,888

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 Multi Level Unit

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, Underground, Enclosed, Secured, Titled

## Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Pantry, Separate Entrance, Storage, Track Lighting

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer

Heating Baseboard, Natural Gas

Cooling None

# of Stories 5

Basement None

#### **Exterior**

Exterior Features Private Entrance

Lot Description Low Maintenance Landscape

Roof Rubber

Construction Metal Siding, Stucco, Wood Frame, Composite Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed July 23rd, 2025

Days on Market 87
Zoning DC

# **Listing Details**

Listing Office eXp Realty

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