

\$485,000 - 114, 71 Shawnee Common Sw, Calgary

MLS® #A2187675

\$485,000

2 Bedroom, 2.00 Bathroom, 1,090 sqft
Residential on 0.00 Acres

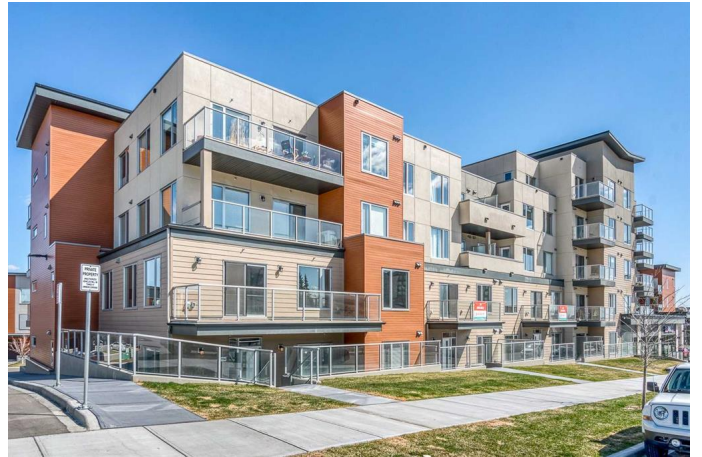
Shawnee Slopes, Calgary, Alberta

Welcome to Unit 114 at 71 Shawnee Common SW! Located in the highly desirable community of Shawnee Slopes in SW Calgary. Nestled just a 7-minute walk from the breathtaking Fish Creek Provincial Park. This stunning, modern 2-bedroom, 2-bathroom plus den corner unit is perfect for those who value convenience, style, and access to nature. Imagine morning jogs along winding park paths, sunny weekend picnics, or evening bike rides right in your backyard.

This walk-up main floor unit is as functional as it is beautiful, featuring large south- and west-facing windows that flood the space with natural light. The open-concept layout boasts a modern kitchen with upgraded Whirlpool appliances, sleek quartz countertops, and elegant 42" flat panel cabinetry. Luxury vinyl plank flooring throughout the home ensures durability and style.

The den offers the flexibility of an office, flex space, or even a third bedroom, making it ideal for remote work or accommodating guests. Step out onto your spacious wrap-around patio—perfect for relaxing or entertaining while enjoying the tranquil surroundings.

This unit includes a titled, heated underground parking stall and a secure titled storage locker, adding convenience to your daily life. The location is unmatched, offering proximity to the Shawnee off-leash dog park, Shawnessy



Plaza's wide array of amenities, and excellent transport links via Macleod Trail and Stoney Trail.

Don't miss out on this rare opportunity to own a corner unit with an unbeatable combination of location, upgrades, and lifestyle. Book your private viewing today and see why this is the perfect place to call home!

Built in 2020

Essential Information

MLS® #	A2187675
Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	114, 71 Shawnee Common Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0R2

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	5

Exterior

Exterior Features	Private Entrance
Construction	Composite Siding, Stucco

Additional Information

Date Listed	January 16th, 2025
Days on Market	55
Zoning	DC

Listing Details

Listing Office	eXp Realty
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