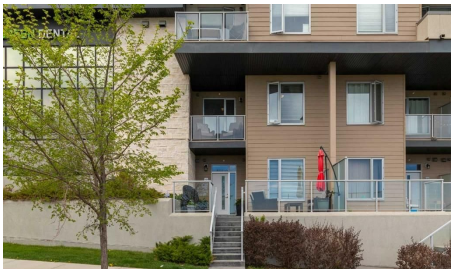
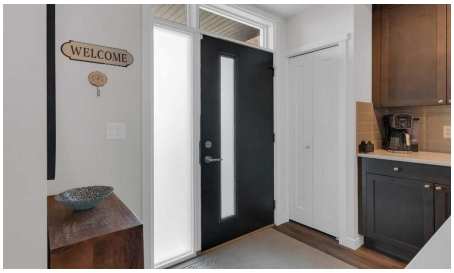
101 30 Shawnee Common SW

Calgary | Active | MLS® A2357321

$434,900









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**2017**	**1,132.15 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Landan Real Estate

A closer look

City Home living brings together the ease of street-level access, the comfort of 2-storey living and the convenience of 2 heated parking stalls in one exceptionally walkable Shawnee Slopes location. Thoughtfully maintained and beautifully finished, this move-in ready townhome pairs modern design with everyday functionality just moments from transit, shopping, parks and pathways. Arrive through the expansive front patio where glass railings, generous lounging space and room for barbequing create an inviting outdoor extension for morning coffee, evening drinks or entertaining friends. Natural light pours through oversized windows into the open-concept main floor, highlighting luxury vinyl plank flooring and designer finishes throughout. Gather around the stunning chef-inspired kitchen featuring quartz countertops, full-height cabinetry, high-end stainless steel appliances and a large centre island designed for casual meals and conversation. Seamless flow into the dining area makes hosting family dinners and celebrations feel effortless, while the bright living room encourages quiet evenings and comfortable everyday living. A stylish powder room completes the main level. Upstairs, a versatile office nook easily accommodates working from home, studying or creative projects. Unwind in the spacious primary retreat where a walk-through closet connects to the private ensuite and a private glass-railed balcony invites peaceful morning coffees or a relaxing nightcap before bed. Nearly equal in comfort, the second bedroom enjoys its own walk-through closet and private 4-piece ensuite, creating excellent flexibility for guests, roommates or family members. Convenient upper-level laundry further enhances daily routines. Dedicated storage and a well-maintained building add practical value to this impressive home. Set within the award-winning community of Shawnee Slopes, this location places Fish Creek LRT Station within walking distance for an easy commute downtown while nearby Fish Creek Provincial Park encourages an active outdoor lifestyle. Public tennis courts, F45, shopping, dining, playgrounds and endless amenities throughout Shawnee Park complete the experience of connected southwest living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357321
Bedrooms	2
Bathrooms	3
Year Built	2017
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Multi Level Unit
Total Living Area:	1,132.15 sq. ft.
Main Level Finished Area:	575.35 sq. ft.
Upper Level Finished Area:	556.8 sq. ft.
Condo Fee:	$739.79
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	5
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2017 (Age: 9)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	2
Plan:	1910666

Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Membrane
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Shawnee Slopes
Amenities:	Secured Parking, Snow Removal, Visitor Parking
Appliances:	Dishwasher, Electric Stove, ENERGY STAR Qualified Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions

Main Floor	Foyer · 7' × 2'5" ·
Main Floor	Kitchen · 12'2" × 9'6" ·
Main Floor	Dining Room · 11'7" × 9'6" ·
Main Floor	Living Room · 13'9" × 11'7" ·
Upper Level	Balcony · 9'5" × 5'11" ·
Upper Level	Bedroom - Primary · 11'6" × 10'4" ·
Upper Level	Bedroom · 10'9" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Landscaped, Many Trees
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	Nov 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/101-30-shawnee-common-sw-calgary-a2357321/

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