108 71 Shawnee Common SW

Calgary | Active | MLS® A2356887

$342,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2020**	**901.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Absolutely striking combination of flooring, cupboards and backsplash in this ground level 2 bed 2 bath listing in Shawnee Slopes. This is a larger 2 bed/2bath combo and has an extraordinary front patio with street access - perfect for receiving guests or dropping off groceries! This quiet neighbourhood near Fish Creek Park and the C-Train is perfectly situated, with shopping and schools close by and an abundance of greenspace. You will find this unit has everything you need with ample kitchen storage, large bedroom closets, plenty of natural light, high ceilings, in suite laundry, and titled parking and storage. The primary bedroom could easily fit your king-sized bed and furniture while the second bedroom easily fits a queen. This has been a rental property and well maintained. Perfect for investors. first time home owners and those downsizing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356887
Bedrooms	2
Bathrooms	2
Year Built	2020
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-Single Level Unit
Total Living Area:	901.6 sq. ft.
Condo Fee:	$600.53
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water

Front Exposure:	North
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2020 (Age: 6)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	2010540
Heating:	Baseboard, Natural Gas
New Constr.:	No
Construction Material:	Concrete, Mixed, Stucco, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Underground

Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Shawnee Slopes
Amenities:	Bicycle Storage, Park, Parking, Playground, Secured Parking, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	na
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Entrance · 8' × 6'5" ·
Main Floor	Laundry · 6' × 4'7" ·
Main Floor	Kitchen With Eating Area · 11'11" × 10'2" ·
Main Floor	Living Room · 12' × 11'11" ·
Main Floor	Bedroom · 10'4" × 9' ·
Main Floor	Walk-In Closet · 5'3" × 4'11" ·
Main Floor	Bedroom - Primary · 15'9" × 10'6" ·
Main Floor	Walk-In Closet · 8'3" × 5'11" ·
Main Floor	Balcony · 32'8" × 8'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Exterior Features:	Balcony
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/108-71-shawnee-common-sw-calgary-a2356887/

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