206 71 Shawnee Common SW

Calgary | Active | MLS® A2336282

$275,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2020**	**679.84 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to 71 Shawnee Common- Tucked just steps from the natural beauty of Fish Creek Park, this stunning two-bedroom, two-bathroom condo offers the perfect blend of comfort, convenience, and community charm. Thoughtfully laid out for effortless living, it features durable luxury vinyl plank flooring throughout the main living areas, plush carpet in the bedrooms, and gleaming quartz countertops-a testament to the extensive upgrades that set this condo apart. An AC unit keeps you cool, ensuring nothing has been overlooked.

Ample storage keeps everything in its place, while amenities like a dedicated bike storage room and dog wash station cater to an active, pet-friendly lifestyle. Nestled in the heart of Shawnee Slopes, you'll enjoy peaceful, park-side living with everyday conveniences right at your fingertips, including the Fish Creek-Lacombe LRT station, and access to Macleod and Stoney Trail.

This condo truly checks every box, and worry-free living is built right in: condo fees cover heat, water, sewer, insurance, and snow removal, so you can spend less time on upkeep and more time enjoying life.

Don't wait - book your showing today and see for yourself why this home has nothing missing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336282
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:	679.84 sq. ft.
Main Level Finished Area:	679.84 sq. ft.
Condo Fee:	$461.28
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	2
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
New Constr.:	No
Construction Material:	Composite Siding, Wood Frame
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes

Flooring:	Carpet, Vinyl
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Titled, 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:	Other, Storage
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	AC Unit
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Kitchen · 12'4" × 11'5" ·
Main Floor	Living Room · 11'7" × 10'9" ·
Main Floor	Laundry · 5'9" × 2'10" ·
Main Floor	Bedroom - Primary · 10'1" × 9'11" ·
Main Floor	Bedroom · 9'4" × 8'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island, Open Floorplan, See Remarks

Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	Aug 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/206-71-shawnee-common-sw-calgary-a2336282/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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