402 30 Shawnee Common SW

Calgary | Active | MLS® A2335329

$383,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2019**	**932 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Significant price improvement + fall possession + a beautifully appointed SW corner unit = the perfect time to make your move! This impeccably designed 2-bedroom + 2-bath corner unit in the beautiful SW community of Shawnee Slopes has been thoughtfully maintained by the original owner and offers an exceptional combination of style, privacy, and convenience. Large windows, high ceilings and a SW exposure ensure plenty of natural light and an inviting atmosphere throughout, while the vinyl plank flooring and upgraded roller shades add a contemporary finish. Step outside onto the spacious private balcony, complete with a gas BBQ bib and a lovely view toward Fish Creek Park-the perfect spot to enjoy your morning coffee or unwind at the end of the day. The kitchen features white quartz countertops, stainless steel appliances, a PANTRY, and a generous island with both seating and additional storage. Unlike most condos, you'll have a dining area for entertaining, crafting, working on your computer or any other task that requires a space to spread out. The thoughtfully designed floor plan separates the bedrooms for maximum privacy. The primary suite features a large walk-through closet leading to a fabulous ensuite with 5-foot walk-in shower, linen closet, and window. The second bedroom is adjacent to the 4-piece main bathroom, making it ideal for guests or family members. An in-suite laundry room offers enough space for additional storage. Two titled underground side-by-side parking stalls, a titled storage locker, secured bike storage, and ample off-road visitor parking add amazing value to this home! Don't forget the location where convenience truly is at your doorstep. Take advantage of an on-site hair salon, fitness studio, dental office, and childcare centre, while Fish Creek Provincial Park, an LRT station, shopping plaza, community tennis courts, playgrounds, and an off-leash area are all within 400 meters of your new home. Whether you're commuting to work, heading out for a day in the mountains, or simply enjoying everything your neighbourhood has to offer, you'll appreciate the easy access to Macleod Trail and Stoney Trail. Pet-friendly, non-smoking, beautifully appointed, and exceptionally well located, this is low-maintenance condo living without compromising on space or lifestyle. Check it out today and start planning for Christmas in your new home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335329
Bedrooms	2
Bathrooms	2
Year Built	2019
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:	932 sq. ft.
Condo Fee:	$635.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, See Remarks, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	Southwest
Floor Location:	Other
Entry Level:	4
Stories Total:	5
Levels:	Single Level Unit
End Unit:	End Unit
Total Rooms Above Grade:	5
Year built:	2019 (Age: 7)
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:	1910666
Heating:	Baseboard, Natural Gas
New Constr.:	No

Construction Material:	Concrete, Metal Frame, Stone, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parkade, Side By Side, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Shawnee Slopes
Amenities:	Bicycle Storage, Dog Park, Elevator(s), Park, Parking, Playground, Storage, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Entrance · 10'7" × 5' ·
Main Floor	Kitchen · 10'10" × 9'8" ·
Main Floor	Dining Room · 12'1" × 11'3" ·
Main Floor	Living Room · 14'4" × 12'1" ·
Main Floor	Bedroom - Primary · 11'3" × 10'3" ·

Main Floor	Bedroom · 11'10" × 9'4" ·
Main Floor	Walk-In Closet · 8' × 5'6" ·
Main Floor	Laundry · 9'4" × 4'11" ·
Main Floor	Balcony · 10'5" × 7'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	Aug 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/402-30-shawnee-common-sw-calgary-a2335329/

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