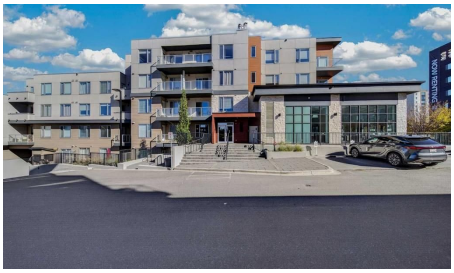
406 30 Shawnee Common SW

Calgary | Active | MLS® A2349573

$289,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2019**	**640.9 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

Beautiful views of Fish Creek Park and a convenient Shawnee Slopes location make this well-kept fourth-floor condo a great place to call home. Close to the CTrain, Shawnessy shopping and restaurants, with easy access to Macleod Trail and Stoney Trail, you're well situated for both commuting and getting out to enjoy the park. The kitchen features stainless steel appliances, quartz countertops, shaker cabinets with soft-close doors and a subway tile backsplash. Luxury vinyl plank flooring throughout means no carpet, and upgraded screen shades are already in place. The primary bedroom offers plenty of room, while the separate second room works well as a home office or additional sleeping space. You'll also find a spacious walk-through closet, a four-piece bathroom with a soaker tub, and in-suite laundry with a full-size front-load washer and dryer plus extra storage space. Step onto the west-facing balcony to take in the park views and evening sky. Titled underground parking, a titled storage locker and secure bike storage are included.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349573
Bedrooms	1
Bathrooms	1
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:	640.9 sq. ft.
Condo Fee:	$435.17

Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	4
Year built:	2019 (Age: 7)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1910666
Heating:	Baseboard, Hot Water
New Constr.:	No
Construction Material:	Composite Siding, Metal Siding, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Vinyl
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:	Playground
Appliances:	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Non-Smoking Building, Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom · 10'10" × 9'4" ·
Main Floor	Den · 6'11" × 6'9" ·
Main Floor	Kitchen · 12'5" × 12' ·
Main Floor	Living Room · 13' × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Ceiling Fan(s), Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	None
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0

Region:	Calgary
Zone:	CAL Zone S
Zoning:	DC
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/406-30-shawnee-common-sw-calgary-a2349573/

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