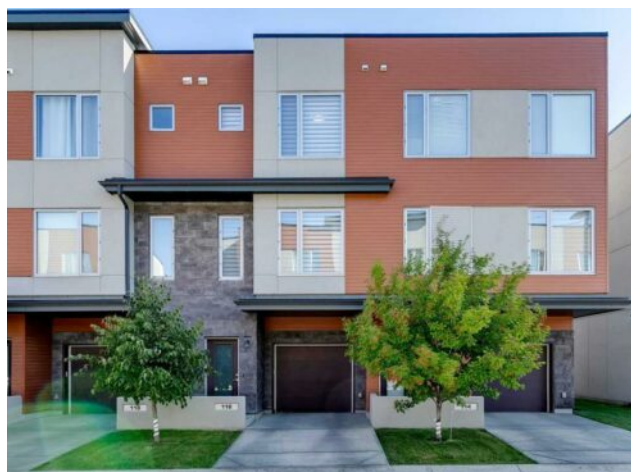


# 116 Shawnee Common SW Calgary, Alberta

**MLS # A2256387**


## \$489,000

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,134 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Low Maintenance Landscape, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 316
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage		

**Inclusions:** none

Welcome home to this appointed townhouse in coveted Shawnee Slopes. This executive townhouse is in the heart of the development, nestled on a quiet street! You cannot get a better location if you enjoy nature walks as Fish Creek Park is a block away! If ease of transportation is your goal, Fish Creek LRT Station is 5 minutes from your door. Walking distance to parks, tennis courts, Pickle ball courts, shops, and more to open in the fall! Also, there are 3 daycare's within walking distance! Any other amenities you can think of are just a short distance away. This beautifully crafted townhome features clean lines and modern touches throughout. The main level features an open floor plan with a dining area which is naturally lighted by 2 large patio doors leading to a balcony for enjoying your morning coffee. A/C to keep you cool on those hot Calgary days! The kitchen has plenty of cabinets, an island with quartz countertops that could seat 4 comfortably. The upgraded, stainless appliances and a large pantry finish the kitchen. Beyond the kitchen is the living room which is spacious and flooded with light from the front windows, with Levolor banded Shades throughout (\$4,000 Dollar Value) On the upper level there are two master suites each with their own ensuites and walk-in closets. This home has luxury vinyl plank flooring on both levels. The laundry is also thoughtfully located on the upper level. Park your 2 vehicles in the tandem garage which is 37.3 feet long with room for visitors to park on your drive! Call to view this beautiful townhome with your favourite Realtor today!