

# \$470,000 - 114, 71 Shawnee Common Sw, Calgary

MLS® #A2206793

**\$470,000**

3 Bedroom, 2.00 Bathroom, 1,090 sqft

Residential on 0.00 Acres

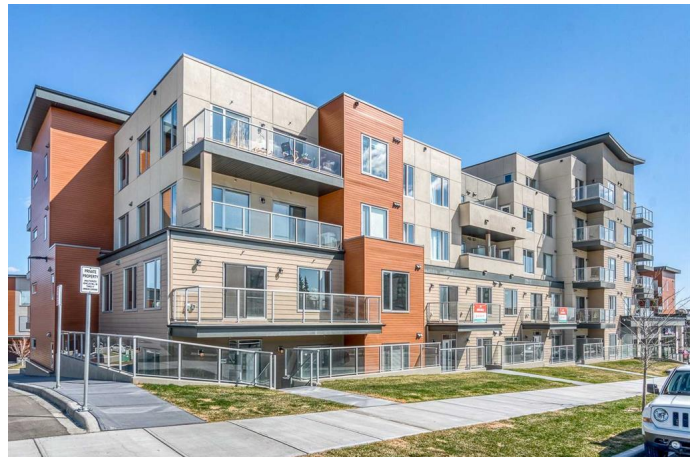
Shawnee Slopes, Calgary, Alberta

Discover refined main-floor living in one of SW Calgary's most sought-after neighborhoods—welcome to Unit 114 at 71 Shawnee Common SW. This stylish 3 bedroom, 2-bathroom CORNER UNIT combines modern design with everyday functionality, just steps from the expansive trails of Fish Creek Provincial Park.

From the moment you step inside, you'll be impressed by the bright, airy ambiance created by oversized south and west facing windows. The open concept layout is ideal for both entertaining and daily living, featuring a DESIGNER KITCHEN complete with quartz counters, upgraded Whirlpool appliances, and 42" flat-panel cabinetry that offers a sleek, minimalist aesthetic. Durable luxury vinyl plank flooring runs throughout, offering both elegance and practicality.

The THIRD BEDROOM adds a layer of versatility, perfect for a home office, creative studio, or guest bedroom. Step outside to your wraparound patio and enjoy morning coffee or evening drinks in a private, peaceful setting.

Additional perks include a titled underground HEATED PARKING STALL and a SECURE STORAGE LOCKER for all your gear. With Shawnessy's shops and restaurants nearby, quick access to major roads like Macleod and Stoney Trail, and a beloved off-leash dog park just around the corner, this



location strikes the perfect balance between urban convenience and natural escape.

If you've been waiting for a bright, corner unit with smart upgrades and a prime location—your search ends here. Schedule your private tour today and experience what life could look like at Shawnee Common.

Built in 2020

**Essential Information**

MLS® #	A2206793
Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	114, 71 Shawnee Common Sw
Subdivision	Shawnee Slopes
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 0R2

**Amenities**

Amenities	Bicycle Storage, Elevator(s), Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

## Exterior

Exterior Features	Private Entrance
Construction	Composite Siding, Stucco

## Additional Information

Date Listed	April 4th, 2025
Days on Market	32
Zoning	DC

## Listing Details

Listing Office	eXp Realty
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