



DJ Golden
REAL ESTATE

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116 Shawnee Common SW
Calgary, Alberta

MLS # A2256387



\$479,000

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

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

****Priced Reduced!***** 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!