

113, 260 Shawville Way SE Calgary, Alberta

MLS # A2218457



\$300,000

Division:	Shawnessy		
Туре:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,035 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		
	Water:	-	
	Sewer:	-	
	Condo Fee	\$ 605	
	LLD:	-	
	Zoning:	M-C2	
	Utilities:	-	

Inclusions:

Kitchen Island, Storage, Walk-In Closet(s)

Murphy Bed, TV and Bracket, Patio Tables

Vinyl Siding, Wood Frame

Baseboard, Natural Gas

Asphalt Shingle

Poured Concrete

Carpet, Ceramic Tile, Laminate

Heating:

Floors:

Roof:

Basement: Exterior:

Foundation:

Features:

Welcome to this meticulously maintained 2-bedroom, 2-bathroom gem in the heart of Shawnessy! Spanning over 1,000 sqft of thoughtfully designed living space, this west-facing, ground-level condo invites you into a world of modern comfort and sophistication. As you step inside, you'll be captivated by the sleek, custom wooden wall accents that add a touch of elegance to the meticulously cared-for interior. The spacious open-concept layout flows seamlessly into the recently renovated kitchen, boasting stylish finishes and upgraded appliances, making it perfect for both daily living and entertaining. The west-facing exposure floods the unit with natural light throughout the day, creating a warm and inviting atmosphere. Step out onto the private patio, adorned with beautiful, lush plants— a serene spot for morning coffee or evening relaxation. This turnkey unit is ideally located, just steps from the Shawnessy LRT station, making your commute effortless. Whether you're a first-time buyer, downsizing, or looking for a smart investment, this property offers exceptional value in a vibrant community.