

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.