

**103, 280 Shawville Way SE**  
**Calgary, Alberta**
**MLS # A2231540**

**\$334,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	868 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 559
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Pantry, Quartz Counters		

**Inclusions:** ALL KEY FOBS

Welcome to this beautifully renovated 2-bedroom, 2-bathroom ground-floor condo located in the desirable community of Shawnessy. This well-maintained unit features an open floor plan with spacious bedrooms and modern updates throughout. The kitchen shines with brand new quartz countertops, a brand-new electric stove, microwave hood fan, dishwasher, refrigerator, washer and dryer the newer luxury vinyl plank flooring adds both style and durability. Enjoy the convenience of utilities included in the condo fees except electricity , as well as a titled underground heated parking stall. Situated directly across from the Somerset-Bridlewood LRT Station, commuting is a breeze. The building also backs onto several shopping plazas with Walmart, Co-op, and numerous restaurants just steps away. Nearby amenities include the YMCA, public library, and local schools, with easy access to Macleod Trail and Stoney Trail. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready condo offers unbeatable value in a prime location.