



**GRASSROOTS**  
REALTY GROUP

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402, 280 Shawville Way SE  
Calgary, Alberta

MLS # A2242850



**\$379,900**

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,045 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 695
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to Unit 402 at 280 Shawville Way SE, a rare top-floor condo in the popular Gateway Shawnessy complex offering 1,044 sq ft of thoughtfully designed living space. This 2-bedroom, 2-bathroom home includes a spacious den, a formal dining area, and an open-concept kitchen that flows into a bright living room complete with a cozy gas fireplace. The primary bedroom features a private 3-piece ensuite, while the second bedroom has easy access to the 4-piece main bathroom. Enjoy full-sized in-suite laundry, two titled underground parking stalls, and a titled storage cage&mdash;extras that set this unit apart. The west-facing balcony offers a quiet, elevated spot to unwind. Just steps to the Somerset-Bridlewood LRT station, this location gives you immediate access to major shopping including Walmart, Superstore, Safeway, YMCA, restaurants, movie theatres, and more. Well-managed, pet-friendly building with all the lifestyle conveniences you’re looking for. Whether you’re a first-time buyer, investor, or downsizing, this turnkey unit checks all the boxes. Condo Fess are \$695.00 monthly for 1,044 Sq Ft and that works out to .66 cents per square foot for comparison purposes...