



**424, 260 Shawville Way SE  
Calgary, Alberta**

**MLS # A2288245**



**\$205,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Shawnessy  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                          |               |                   |
| <b>Size:</b>     | 550 sq.ft.   | <b>Age:</b>   | 2001 (25 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Secured, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 386 |
| <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>   | Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

Great top floor Condo and location. This 1 bedroom + titled underground heated parking, with Storage Locker. All utilities are included except electricity. Awesome space, this unit is well laid out, walk into this bright east facing unit, with great counter space in the kitchen and lots of cupboards. There is so much room you could add a huge island in this unit. There is plenty of room for a dining room table, and a cozy living room with corner gas fireplace. Beautiful laminate flooring throughout. Master bedroom has walk through to bathroom, with closets on both sides of hallway, Full 4-piece En-suite bath. En-suite laundry with brand new sacked washer dryer, with extra storage in unit as well as a huge storage locker, in the separate room. Storage cage is approximately 5"x6" dimension. This unit is ideal for the person that uses the LRT, a 5-minute walk to LRT, Tim Horton's, Shopping, walking distance to YMCA. You have Co-op, Safeway, and Walmart literally minutes away. Fish Creek Park, 10 min drive, to Stony Trail Amazing location come take a look!!