



317, 260 Shawville Way SE  
Calgary, Alberta

MLS # A2290675



**\$279,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 585
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Elevator, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Looking for convenience, affordability, style, comfort and safety? This third floor, 2 bdrm/ 2 bath condo offers it all - steps to the LRT, shopping, banks, restaurants, YMCA, library AND it's UPDATED, CLEAN, SPACIOUS with neutral decor!!! Beautiful laminate flooring flows throughout the open, main living areas - kitchen, dining and living room! Recent updates include living room paint and microwave/hood fan. Tucked off to the side are laundry room and 2 large bedrooms and bathrooms! Both functional & stylish the lovely corner fireplace keeps you warm & cozy. The 3rd floor balcony opens up this condo - where you can sit and visit, read or just enjoy a glass of wine! The underground, titled, heated parking stall in conveniently close to the garbage and elevators! Easy access to go explore your neighbourhood - tennis courts, splash park and walking paths for outdoor enjoyment! OR lock and leave when you head out of town! Move in ready! Must be seen to be appreciated...