



212, 290 Shawville Way SE
Calgary, Alberta

MLS # A2298421



\$319,000

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,098 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 709
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	MC2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: NONE

BEAUTIFUL 2-bedroom +large den (no closet) easily adapted to third bedroom, 2-bath condo just steps to shopping and the C-Train
Exceptional floor plan. Stunning upgrades incl. all flooring: ceramic tile in kitchen/entry, laminate in living/dining areas and cozy carpet in bedrooms. Spectacular fresh white kitchen with newer appliances, gorgeous quartz countertops and stylish copper backsplash. Huge storage/laundry/pantry, shelving incl. Fabulous living/dining area with corner gas fireplace and access to spacious main balcony. Fantastic master bedroom with walk-through closet to lovely ensuite. Separate hallway to main bath, second bedroom with private balcony, and . Fresh paint/new trim throughout. Quiet location overlooking courtyard. Sunny west exposure with just enough shade. Ideal parking stall beside elevator.