



201, 280 Shawville Way SE
Calgary, Alberta

MLS # A2299734



\$299,900

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,030 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 678
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

One of the largest units in the complex, this bright corner condo offers over 1,030 sq ft of well-designed living space with exceptional natural light throughout. The layout is both functional and spacious, featuring 2 bedrooms and 2 full bathrooms, including a generous primary retreat with walk-in closet and private ensuite. This home stands out with rare air conditioning, along with updated appliances including a newer washer, dryer, refrigerator, and microwave hood fan, all contributing to a move-in ready, low-maintenance lifestyle. Pride of ownership is evident, with the unit showing in immaculate condition. Enjoy a east-facing balcony overlooking the courtyard, perfect for morning sun and quiet relaxation. Additional features include titled underground parking. Located in an incredibly convenient Shawnessy location, just steps to the LRT, shopping, restaurants, and everyday amenities, this is a turnkey opportunity in one of the most accessible pockets in the south.