



109, 270 Shawville Way
Calgary, Alberta

MLS # A2302472



\$285,000

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	922 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 601
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to this spacious 992 sq. Ft unit located Just steps away from all amenities including a C-Train Station, YMCA, Theatre, Library, Schools, Groceries, Restaurants and Shops. This 2-bedroom, 2-bath unit is strategically set to welcome the SW morning sun and being on the ground floor you have unit access directly off your patio. The open concept design provides natural light throughout. Other features include an in-unit laundry and brand-new appliances (Microwave Oven and Electric Cooker). The primary bedroom has its own ensuite bathroom. Cozy up beside your gas fireplace and stream your favorite movies. The unit comes with a heated and secured underground parking which is titled with your unit and as well as plentiful heated underground visitor parking and bicycle storage.