



101, 270 Shawville Way SE  
Calgary, Alberta

MLS # A2150770



**\$379,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 646
<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>	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** N/A

Attention first-time home buyers and investors! Don't miss this incredible opportunity to own a unique and spacious 2-bedroom, 2.5-bathroom suite with over 1,025 sq. ft. of living space and secure underground parking! This suite has been lovingly maintained and recently renovated, showcasing pride of ownership. It's sparkling clean and move-in ready, featuring brand-new luxury vinyl planks flooring throughout, new baseboards, freshly painted walls and doors, and new door stoppers and knobs. The living room boasts new windows, and the balcony railings have been freshly painted. The bathrooms are enhanced with new cabinets, sinks, and faucets while the newer appliances and a new faucet add comfort and a modern look to the kitchen. The newer light fixtures enhance the overall appeal of the space. The kitchen is well-appointed with a convenient breakfast bar, lots of cabinets, and a pantry, making it ideal for storage and meal preparation. The master bedroom is generously sized, featuring a walkthrough closet and an ensuite bathroom for added privacy. Another spacious bedroom with a walk-through closet and a full bathroom provides comfort for guests or family members. The bright and spacious living room includes a gas fireplace to keep you cozy and warm. A formal dining area is sunlit with a sliding door that leads to a large wrap-around balcony with glass panels. The enormous balcony adds an extra 225 sq. ft. to your living space, it's perfect for outdoor enjoyment and entertaining, and it can be used even as a playground for kids or a gardening area. Secured titled underground parking and storage, along with in-suite laundry, add extra convenience to everyday living. The location is fantastic, within walking distance to the Somerset/Bridlewood LRT station, YMCA, Public Library, shopping plazas, restaurants, and more. With easy access to major

roads-Stoney Trail, Macleod Trail, Deerfoot Trail, and 22X, this home is a winner! Don't wait, schedule a viewing today and make this wonderful place your new home!