



**411, 270 Shawville Way SE
Calgary, Alberta**

MLS # A2158634



\$354,900

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|------------------|---|---------------|-------------------|
| Division: | Shawnessy | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 1,020 sq.ft. | Age: | 2001 (23 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Gated, Guest, Heated Garage, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 631 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: Garage door entrance tag

Welcome to the community of Shawnessy! The PRIME location has ALL the amenities at your fingertips! It offers walking distance to the Somerset / Bridlewood LRT station. Close by, YMCA, WALMART, HOME DEPOT, STAPLES, Public Library, numerous restaurants, banks and much more! With easy access to major roads such as, Stoney Trail, Macleod Trail, Deerfoot Trail, and 22X. No time is wasted to get access to your destination! This 1,025 sq.ft. TOP FLOOR, SOUTH FACING, CORNER UNIT has plenty to to offer! As soon as you enter the front door, you are greeted with an inviting open concept space, a cozy fireplace with a mantel. This unit is freshly painted and NEWLY RENOVATED complete with NEW LIGHTING FIXTURES. It offers two spacious primary bedrooms with walkthrough closets with NEW COUNTERTOPS ensuites. The guest bathroom and in suite laundry layout are adjacent to the GALLEY KITCHEN that boasts a large pantry and plenty of cabinet storage. The raised breakfast bar completes the space, extremely inviting when entertaining your guests. NEW COUNTERTOPS, SINK, FAUCET and BACKSPLASH. ALL the appliances were bought in 2022.This includes the washer & dryer. The spacious formal dining space has large windows, plenty of natural light and access to the SOUTH FACING sun shade glass panel railed balcony complete with a BBQ gas line just steps away. Comes with a secured TITLED Underground heated parking spot. An option to lease additional parking spot and purchase a key from the onsite property manager to gain access to one of the two bike storage spaces. This unit showcases pride of ownership and offers comfort throughout! It's

professionally cleaned and move-in ready! Check out this unit in person, book a viewing, take a 3D Virtual tour and enjoy the view!