



**307, 270 Shawville Way SE  
Calgary, Alberta**

**MLS # A2170118**



**\$349,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,056 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Radiant

**Water:** -

**Floors:** Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 675

**Basement:** -

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame, Wood Siding

**Zoning:** M-C2

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar, Ceiling Fan(s), Elevator, Kitchen Island, Open Floorplan, Storage

**Inclusions:** None

Welcome home to 307, 270 Shawville Way SE! This spacious and stylish unit offers the perfect blend of comfort and functionality, featuring 2 bedrooms, 2 bathrooms, a separate dining room, and a versatile office/den. The open layout of the kitchen features sleek white cabinetry & appliances, a corner pantry, ample counter space, and a breakfast bar. Enjoy meals in the separate dining room - perfect for everyday living & entertaining. The living space is complete with a cozy gas fireplace, and air conditioning, and is filled with light from sliding patio doors. Step outside to your private west-facing patio, ideal for barbecues, soaking up the sun, or simply unwinding after a long day. A convenient and functional office/den area is located just off the living area &ndash; perfect for working from home or additional living space. The generously sized primary bedroom is complete with a 3-piece ensuite with a full-size walk-in shower and double closet. The second bedroom offers many uses as well &ndash; ideal for guests, recreation, and more. The second 4-piece bathroom with tub/shower combination and a large laundry/storage room complete this amazing unit. For your convenience, this unit includes heated secure underground titled parking and a titled storage locker. Located in the highly sought-after Gateway Shawnessy, you are just steps away from local shopping, C-train, and more. Easy access throughout the city on Macleod Tr & Stoney Tr and a short drive to stunning Fish Creek Park for all your outdoor pursuits. Don't miss the opportunity to call this beautiful unit home &ndash; Book your viewing today!