



**310, 290 Shawville Way SE
Calgary, Alberta**

MLS # A2175050



\$289,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Shawnessy | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 903 sq.ft. | Age: | 2000 (24 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Fireplace(s), Forced Air | Water: | - |
| Floors: | Ceramic Tile, Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 558 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: Dishwasher, Electric Stove, Range Hood, Refrigerator, Stacked Washer and Dryer, Window Coverings

***Open House : Saturday + Sunday 2-4PM *** Welcome The Gateway in Shawnessy! This stunning condo, located steps away from Somerset Train Station, offers convenience at its best. The open-concept layout features a , ample storage, and a cozy island. The master bedroom boasts a walk-through closet and a sleek en-suite bathroom, while the second bedroom includes a walk-in closet and direct access to another full bathroom. Enjoy the convenience of in-suite laundry, a tranquil balcony, titled underground parking with a car wash bay, and a separate storage room. With easy access to Stoney Trail and the LRT station at your doorstep, this location is perfect for urban living. Don't miss out, schedule your viewing today!