



202, 280 Shawville Way SE  
Calgary, Alberta

MLS # A2206110



**\$349,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,011 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 665
<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>	Kitchen Island		

**Inclusions:** none

Welcome to this rare and spacious 3-bedroom apartment in the highly sought-after neighborhood of Shawnessy. This bright and airy unit offers an open-concept floor plan that seamlessly connects the kitchen, dining room, and living room, making it perfect for entertaining and daily living. On the left side, you'll find the third bedroom, ideal for a home office or guest room. On the right side are the master bedroom and second bedroom, providing a peaceful retreat for everyone in the household. The apartment also features two full bathrooms and a separate, generously sized laundry room for added convenience. The kitchen is equipped with a newer fridge and laminate flooring. The oversized balcony, comes with a gas line BBQ hookup, faces west, allowing natural light to flood the unit throughout the day. Location is key, and this apartment has it all! Situated directly across from the Shawnessy Towne Centre, you'll have access to over 350 stores, a movie theater, and a variety of dining options, including grocery stores, restaurants, and fast food. Public transit is a breeze with the Light Rail Transit (LRT) system right at your doorstep, providing access to all parts of Calgary. The YMCA recreation center and Calgary Public Library are just a short walk away. For those without a car, the convenience of this location can't be beat. The unit also includes a titled parking spot and one of the largest storage units in the complex. Don't miss your chance to own this exceptional apartment in an unbeatable location! Book your showing today!