

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

**MLS # A2158634**



**\$354,900**

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

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

**Inclusions:** Garage door entrance tag

Welcome to the community of Shawnessy!&nbsp;The PRIME location has ALL the amenities at your fingertips! It offers walking distance to the Somerset / Bridlewood LRT station.&nbsp;Close by, YMCA, WALMART, HOME DEPOT, STAPLES, Public Library, numerous restaurants, banks and much more! With easy access to major roads&nbsp;such as, Stoney Trail, Macleod Trail, Deerfoot Trail, and 22X. No time is wasted&nbsp;to get access to your&nbsp;destination!&nbsp;This 1,025 sq.ft. TOP FLOOR, SOUTH FACING, CORNER UNIT has plenty to to&nbsp;offer!&nbsp;As soon as you enter the front door, you are greeted with an inviting open concept&nbsp;space, a cozy fireplace&nbsp;with&nbsp;a mantel.&nbsp;This unit is freshly painted and NEWLY RENOVATED complete with NEW LIGHTING FIXTURES.&nbsp;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&nbsp;boasts a large pantry and plenty of cabinet&nbsp;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&nbsp;large&nbsp;windows, plenty of natural light and access to the SOUTH FACING sun shade glass panel railed balcony complete&nbsp;with a BBQ gas line just steps away. Comes with a secured TITLED Underground&nbsp;heated parking spot and an option to&nbsp;purchase&nbsp;a key from the&nbsp;onsite property manager&nbsp;to gain access to one of the two&nbsp;bike storage spaces.&nbsp;This unit showcases pride of ownership and offers comfort throughout!&nbsp;It's professionally

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