

307, 270 Shawville Way SE
Calgary, Alberta

MLS # A2170118



\$349,900

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

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 – 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 – 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 – Book your viewing today!