

**313, 290 Shawville Way SE**  
**Calgary, Alberta**

**MLS # A2232229**



**\$335,000**

|                  |                                                                |               |                   |
|------------------|----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Shawnessy                                                      |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                             |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                    |               |                   |
| <b>Size:</b>     | 999 sq.ft.                                                     | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 2                                                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Off Street, Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                              |               |                   |
| <b>Lot Feat:</b> | -                                                              |               |                   |

|                    |                                                                                                                 |                   |        |
|--------------------|-----------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                                                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                               | <b>Condo Fee:</b> | \$ 635 |
| <b>Basement:</b>   | -                                                                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                                              | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                                                                                                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to Gateway Shawnessy! This spacious 2-bedroom, 2-bathroom condo offers nearly 1,000 sqft of bright and functional living space, complete with titled underground heated parking, perfect for first-time buyers, downsizers, or investors. The open-concept design showcases brand new quartz countertops throughout (2025) and newer kitchen appliances (2023), complemented by ample cabinetry and counter space. A generous dining area flows seamlessly into the large living room, filled with natural light. Step out to your private balcony for morning coffee or an evening unwind. The primary bedroom features a walk-through closet and 4-piece ensuite, while the second bedroom, set on the opposite side of the unit, offers great privacy for guests or makes an ideal home office. A second full bathroom, in-suite laundry, and abundant storage complete the home. Enjoy the prime location, just steps from the Somerset LRT station, with quick access to MacLeod Trail, Stoney Trail, and the many shops, restaurants, and services of Shawnessy Shopping Centre. Don't miss this upgraded and move-in-ready home, book your private showing today!