

304, 280 Shawville Way SE
Calgary, Alberta

MLS # A2306782



\$324,900

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,042 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 678
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: None

Over 1,000 square feet of living space! This fine apartment has 2 bedrooms and 2 bathrooms PLUS A SEPARATE DINING ROOM AND A SEPARATE DEN(POSSIBLE 3RD BEDROOM?) The bright kitchen has a raised breakfast bar with newer granite countertops and double sink and taps. Large living room has a corner gas fireplace and a sliding door to the west facing balcony. 2 good size bedrooms and 4 piece ensuite and 4 piece main bathroom. For convenience there is newer laminate flooring throughout the apartment. Your underground parking stall is titled and there is an abundance of underground heated visitor parking. You can't beat the location - across the street from the C-Train station and close to 4 major grocery stores, library, YMCA, Canadian Tire, London Drugs and the other fine shoppes of Shawnessy This is a well managed complex with a strong reserve fund. Book your showing today.