

212, 290 Shawville Way SE
Calgary, Alberta

MLS # A2308763



\$345,000

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,099 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 709
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry		

Inclusions: None

Beautifully updated 3-bedroom, 2-bath condo in a highly desirable and quiet building just steps to shopping, restaurants, and the C-Train. This spacious home features an exceptional floor plan with numerous upgrades throughout, including ceramic tile in the kitchen and entry, laminate flooring in the living/dining areas, and cozy carpet in the bedrooms. The stunning kitchen showcases new front cabinets, newer stainless steel appliances, quartz countertops, and a stylish copper backsplash, along with a huge storage/laundry/pantry area with shelving. Bright and inviting living room with corner gas fireplace and access to a spacious west-facing balcony overlooking the peaceful courtyard. The primary bedroom features a walk-through closet and private ensuite, while the second bedroom includes access to its own balcony. Fresh paint and trim throughout, sunny west exposure with just the right amount of shade, bike storage, and an ideal underground parking stall beside the elevator complete this move-in ready home in a sought-after building!