

**209, 260 Shawville Way SE**  
**Calgary, Alberta**

**MLS # A2309674**



**\$309,999**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	933 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Oversized, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 632
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows		

**Inclusions:** Window Coverings

Don't miss out on this large 2 BEDROOM 2 BATHROOM Condo in Shawnessy! The home comes with a TITLED STORAGE UNIT of which are very limited and an OVERSIZED TITLED UNDERGROUND PARKING STALL nearby the elevator, large enough to almost fit 2 vehicles or a great place to park your motorcycle without compromising your vehicles parking space. Inside the home has a large kitchen with its own island featuring an eat-in counter, all stainless-steel appliances that were purchased 4 years ago (and 1 year for the fridge). The cabinets were professionally refinished 4 years ago and look almost brand new! The living room is LARGE and WEST facing, bringing in plenty of natural light. The bedrooms are situated on both sides of the living room, the separation offers a bit of privacy which is great for families with kids or roommates. The primary bedroom is spacious with its own WALK-IN CLOSET and ENSUITE BATHROOM. The second bedroom has its own LARGE WALK-IN CLOSET and is right beside the second full bathroom. This condo unit has its LAUNDRY ROOM, equipped with a washer, dryer and has extra space for storage of cleaning supplies, seasonal clothing or other belongings. The carpet and linoleum were replaced 5 years ago, the entire unit was PROFESSIONALLY PAINTED and CLEANED prior to listing. This home is MOVE-IN READY! With an incredibly high walk score, this home is nearby every amenity you can imagine, from schools, parks, playgrounds to large big box stores such as Canadian Tire, Home Depot, Wal-Mart, The Brick, grocery stores including Superstore, Safeway and Co-op. Professional Offices, Movie Theater, YMCA, Fast-food restaurants, Sit-down restaurants, Gas Stations and City Transit including both bus stations and the LRT. The location does not get much better than this. Call your favorite realtor and

book your showing today!