

415, 290 Shawville Way SE
Calgary, Alberta

MLS # A2311034



\$310,000

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	932 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: microwave

Welcome to Gateway Shawnessy and this spacious top floor 2 bedroom, 2-bathroom apartment offering comfort, convenience, and exceptional value in one of Calgary's most walkable south communities. With no neighbours above, this well-maintained property provides a quiet living experience paired with a bright and functional open-concept layout. The inviting living room is features a cozy gas fireplace and filled with natural light from the large windows and patio doors leading to your private balcony. The thoughtfully designed kitchen features a central island with eating bar, pantry storage, and ample cabinet and counter space, making it ideal for both everyday living and entertaining. One of the best features of this layout is the separation between the bedrooms, offering added privacy for roommates, guests, families, or those working from home. The spacious primary suite includes a walk-through closet and private 3-piece ensuite, while the second bedroom is conveniently located beside the full main bathroom. Additional highlights include in-suite laundry with extra storage space, titled underground heated parking, and a separate titled storage locker. Gateway Shawnessy is a well-managed building ideally located just steps from the Shawnessy LRT station, YMCA, restaurants, movie theatres, grocery stores, parks, schools, and major shopping including Superstore, Safeway, Walmart, Canadian Tire, Home Depot, and more. Quick access to Macleod Trail and Stoney Trail makes commuting anywhere in the city simple and convenient. Whether you are a first-time buyer, downsizer, or investor, this move-in ready top-floor condo is an outstanding opportunity in a highly sought-after location.