

**209, 280 Shawville Way SE**  
**Calgary, Alberta**

**MLS # A2350078**



**\$297,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Shawnessy                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,081 sq.ft.                       | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Titled, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                          |                   |        |
|--------------------|--------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | \$ 739 |
| <b>Basement:</b>   | -                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Vinyl Windows            |                   |        |

**Inclusions:** N/A

IF YOU ARE LOOKING FOR LIVING SPACE THEN THIS IS IT ! Large - 1,081 Sq Ft - featuring two bedrooms and DEN! Living room with corner gas fireplace and sliding door to east facing balcony - does not face the street. Bright kitchen with stainless steel appliances. Good size DEN (possible 3rd bedroom?) with south window. Two bedrooms - the huge primary (19' 10" x 10'8") has a large walk-in closet and full 3 piece ensuite. The second bedroom is a good size and is located next to the main 4 piece bathroom. Vinyl plank flooring and carpet throughout. There is a stackable washer & dryer in the spacious (12' x 8'1") storage room. This fine home has CENTRAL AIR CONDITIONING for your comfort. There is 1 titled underground parking stall close to the elevator. Located next to the elevator is the secure storage room with a titled storage locker (8' x 5'). For your guests there are OVER 30 UNDERGROUND VISITOR PARKING STALLS! Gateway Shawnessy is a well run complex with a strong reserve fund. Located across from the Somerset/Bridlewood LRT station and close to the library and YMCA. Lots of closeby shopping - Walmart, Co-Op, Safeway, Home Depot as well as many other fine restaurants and shoppes!