

\$250,000 - 403, 280 Shawville Way Se, Calgary

MLS® #A2091035

\$250,000

2 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

Welcome to this exceptional 2-bedroom, 2-bathroom unit with a titled underground parking stall in the highly sought-after Gateway Shawnessy complex. Positioned on the top floor, this residence offers the perfect blend of convenience, an impressive layout, and remarkable value. Step inside, and you'll be greeted by a spacious and open floor plan. The well-appointed kitchen boasts an eating bar, a convenient corner pantry, and an abundance of cupboard and counter space. The generously sized living room is enhanced by a cozy corner fireplace, creating an inviting atmosphere for relaxation. The adjacent dining area seamlessly connects these spaces. The primary bedroom serves as a comfortable retreat, complete with a 4-piece ensuite bathroom. The spacious second bedroom is thoughtfully located near the 4-piece main bathroom. Practicality meets style with an in-unit laundry and storage room. A notable feature of this unit is the expansive balcony that overlooks the courtyard pathway, equipped with a gas line for your BBQ needs. And yes, the current BBQ is included and ready for your enjoyment. This property's location is a true gem with a WalkScore of 87. Within walking distance, you'll discover schools, parks, Cardel Rec South, the YMCA, and the vibrant Shawnessy Towne Centre, teeming with shops, services, restaurants, and pubs. Whether you're a first-time buyer, an investor, or looking to downsize, this home caters to your needs. The added advantage of



being just steps from the Somerset - Bridlewood LRT station and having easy access to major roadways like Macleod Trail and Stoney Trail ensures that getting around the city (or out of the city) is a breeze. The convenience is unparalleled. What more could you ask for? Don't miss this opportunity - schedule your private viewing today and experience the exceptional lifestyle this property offers.

Built in 1999

Essential Information

MLS® #	A2091035
Price	\$250,000
Sold Price	\$270,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	876
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	403, 280 Shawville Way Se
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3Z8

Amenities

Amenities	Elevator(s), Parking
Parking Spaces	1

Parking	Stall, Titled, Underground
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Interior

Interior Features	Breakfast Bar, Pantry, See Remarks
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Appliances	See Remarks
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Heating	Baseboard
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Living Room, Mantle, Tile
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# of Stories	4
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Exterior

Exterior Features	None
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Roof	Asphalt Shingle
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Construction	Vinyl Siding, Wood Frame
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Additional Information

Date Listed	November 7th, 2023
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Date Sold	November 9th, 2023
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Days on Market	2
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Zoning	M-C2
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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