

\$349,900 - 201, 260 Shawville Way Se, Calgary

MLS® #A2126304

\$349,900

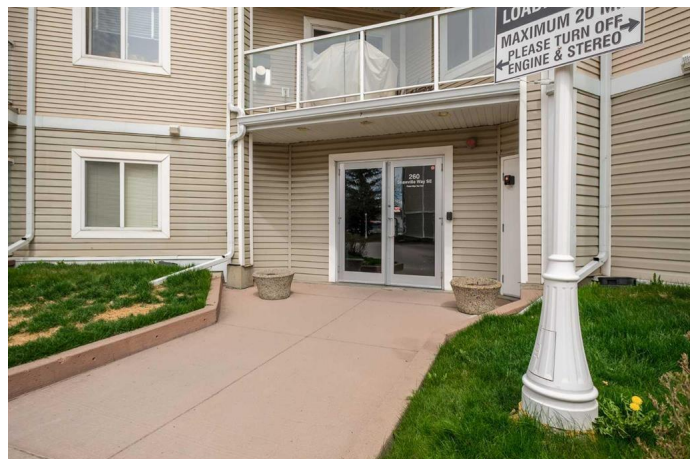
2 Bedroom, 3.00 Bathroom, 1,019 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

Welcome to this incredible condo! This move-in ready unit offers THE LARGEST FLOOR PLAN IN THE BUILDING, providing ample space for all your needs. THE SOUTH AND WEST FACING corner location ensures plenty of natural light throughout the day. One of the highlights of this condo is the incredible covered, L-SHAPED BALCONY at tree level. The balcony overlooks stunning Mayday trees in full bloom, creating a picturesque and serene environment. Plus, there's a gas BBQ HOOK-UP GAS LINE, making outdoor cooking a breeze. Inside, you'll find an immensely spacious open design, perfect for entertaining. The kitchen boasts A PANTRY, offering plenty of storage space for all your culinary needs. The MAIN AREA features a convenient HALF BATH, ensuring utmost convenience for you and your guests.

The living area is cozy and inviting, with A FIREPLACE adding warmth and ambiance to the space. All windows in the condo come WITH BLINDS, allowing you to control the amount of light and privacy to your liking. This unit offers the perfect layout for privacy and functionality. The TWO BEDROOMS are located on separate sides of the living room, providing a quiet retreat for each occupant. EACH BEDROOM comes with its own ENSUITE BATHROOM AND CLOSET, ensuring ample storage and personal space. In addition to the amazing features inside the condo, this unit also comes with TITLED



UNDEGROUND HEATED PARKING AND
TITLED STORAGE, separate from the unit.

This apartment has been meticulously maintained and has recently been repainted, giving it a fresh and modern feel. It is a pet-free and non-smoking space, ensuring a clean and healthy environment for all residents.

Location-wise, this condo is a dream come true. It is conveniently located mere steps away from the LRT Somerset Station, making commuting a breeze. Bus stops are also nearby, providing easy access to public transportation. The YMCA, Shawnessy Shopping Mall, Cinema movie theatre, banks, and restaurants are all within proximity, offering a plethora of entertainment and dining options. Plus, with easy access to McLeod Trail and Stoney Trail, getting around the city is a breeze.

Don't miss out on this fantastic opportunity to own a well-maintained and spacious condo in a prime location. Schedule a viewing today and make this incredible condo your new home!

Built in 1999

Essential Information

MLS® #	A2126304
Price	\$349,900
Sold Price	\$350,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,019
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment

Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	201, 260 Shawville Way Se
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3Z6

Amenities

Amenities	Elevator(s), Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Elevator, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Fireplace(s), Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Great Room, Tile
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 10th, 2024
Days on Market	14

Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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