

\$339,900 - 402, 270 Shawville Way Se, Calgary

MLS® #A2161769

\$339,900

2 Bedroom, 2.00 Bathroom, 939 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

Don't miss out on this A++ impressive, sun-lit top-floor corner unit in a peaceful, low-rise four-storey building in Shawnessy, a highly-established and sought-after neighbourhood in the South corridor. This stunning 939-square-foot open floor plan has been revamped with top-to-bottom renovations in 2023 and 2024, including new laminate hardwood flooring, stainless steel appliances, new window coverings, and updated plumbing and light fixtures. The two king-sized bedrooms are well-positioned, seamlessly blending with the living and dining areas. The primary bedroom features a walkthrough closet that leads to a modern three-piece ensuite, ensuring privacy from the second bedroom, which also has a large walk-in closet and is served by a four-piece bathroom. The kitchen is designed for functionality and social interaction and has a breakfast bar, stainless steel appliances, and a deep pantry. The private covered balcony, perfect for alfresco dining with a gas BBQ, enhances the indoor-outdoor flow with courtyard views. Stay organized with extra storage from the two double closets at the front entrance and an oversized in-suite laundry room with a washer, dryer, and deep freezer. Gateway Shawnessy, a pet-friendly condo, offers secure entrances with cameras, bike storage, and heated underground garage parking. The neighbourhood provides excellent transportation options, including steps within walking distance to the LRT and convenient



access to major roads, downtown, shopping, schools, parks, and recreational facilities. This is a prime opportunity for buyers looking for a move-in-ready unit, with the option to include furniture, in a well-established community that balances urban convenience with suburban tranquillity. This well-managed building has a healthy reserve fund and respectful residents, offering unparalleled value.

Built in 2001

Essential Information

MLS® #	A2161769
Price	\$339,900
Sold Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	402, 270 Shawville Way Se
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3Z7

Amenities

Amenities	Bicycle Storage, Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4
Basement	None

Exterior

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

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 13th, 2024
Days on Market	8
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Zolo Realty
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