

\$284,900 - 313, 260 Shawville Way Se, Calgary

MLS® #A2178368

\$284,900

2 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

Discover the epitome of sophistication and convenience in this meticulously maintained third-floor condominium, nestled in the dynamic heart of Shawnessy, Calgary. Enhanced with a premium built-in air conditioning unit, this residence ensures optimal comfort throughout every season. The monthly condominium fees, include of an additional 2 rented parking stall, \$70 per month. The expansive, open-concept design is awash in natural light, accentuating the elegance of the luxury flooring (no carpet) that spans the entirety of the living space. The gourmet kitchen is a culinary enthusiast's dream, featuring an expansive walk-in pantry and an island with an elevated eating bar, perfectly suited for both casual dining and sophisticated entertaining. The adjacent living area exudes a sense of warmth and hospitality, highlighted by a charming corner fireplace and access to a west-facing balcony equipped with gas fittings—ideal for alfresco dining and evening barbecues. The primary bedroom offers a sanctuary of tranquility, complete with a walk-through closet leading to a private ensuite bath, featuring an expansive walk-in shower. A second, generously proportioned bedroom is strategically positioned on the opposite side of the unit for enhanced privacy and includes an ample walk-in closet, conveniently situated next to a well-appointed four-piece bathroom. Additional amenities include in-suite laundry, abundant storage solutions, and the comfort of



air conditioning. Residents of the Gateway Shawnessy complex enjoy the benefits of multi-family construction, characterized by a serene living environment. The property is accompanied by a titled parking space in the heated underground garage, which features a car wash bay and abundant visitor parking. Its prime location affords unparalleled accessibility, with the LRT and various transit options mere steps away, as well as proximity to the YMCA, the public library, reputable educational institutions, and an array of shopping and dining establishments. Experience the pinnacle of modern living and embrace a lifestyle defined by ease and elegance in this exceptional Shawnessy residence.

Built in 2001

Essential Information

MLS® #	A2178368
Price	\$284,900
Sold Price	\$280,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	313, 260 Shawville Way Se
Subdivision	Shawnessy
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Y 3Z6

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Assigned, Enclosed, Gated, Guest, On Street, Paved, Parking Lot, Parkade, Secured, Titled, Underground

Interior

Interior Features	Closet Organizers, Pantry, Walk-In Closet(s), Chandelier, No Smoking Home
Appliances	Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Washer, Wall/Window Air Conditioner, Range
Heating	Natural Gas, Baseboard, Electric
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	November 9th, 2024
Date Sold	December 5th, 2024
Days on Market	26
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Tink
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