# \$300,000 - 113, 260 Shawville Way Se, Calgary

MLS® #A2218457

## \$300,000

2 Bedroom, 2.00 Bathroom, 1,035 sqft Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

Welcome to this meticulously maintained 2-bedroom, 2-bathroom gem in the heart of Shawnessy! Spanning over 1,000 sqft of thoughtfully designed living space, this west-facing, ground-level condo invites you into a world of modern comfort and sophistication.

As you step inside, you'll be captivated by the sleek, custom wooden wall accents that add a touch of elegance to the meticulously cared-for interior. The spacious open-concept layout flows seamlessly into the recently renovated kitchen, boasting stylish finishes and upgraded appliances, making it perfect for both daily living and entertaining.

The west-facing exposure floods the unit with natural light throughout the day, creating a warm and inviting atmosphere. Step out onto the private patio, adorned with beautiful, lush plants—a serene spot for morning coffee or evening relaxation.

This turnkey unit is ideally located, just steps from the Shawnessy LRT station, making your commute effortless. Whether you're a first-time buyer, downsizing, or looking for a smart investment, this property offers exceptional value in a vibrant community.







Built in 2001

#### **Essential Information**

MLS® # A2218457 Price \$300,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,035
Acres 0.00
Year Built 2001

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 113, 260 Shawville Way Se

Subdivision Shawnessy

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 3Z6

#### **Amenities**

Amenities Car Wash, Secured Parking, Snow Removal

Parking Spaces 1

Parking Heated Garage, Titled, Underground

# of Garages 1

#### Interior

Interior Features Kitchen Island, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Range, Electric Stove, Microwave Hood Fan,

Refrigerator, Washer, Window Coverings

Heating Baseboard, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas, Living Room

# of Stories 4

#### **Exterior**

Exterior Features Other

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 14th, 2025

Days on Market 11

Zoning M-C2

# **Listing Details**

Listing Office eXp Realty

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