

317, 260 Shawville Way SE
Calgary, Alberta

MLS # A2167689



\$299,900

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	882 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Fireplace(s), Forced Air

Floors: Carpet, Laminate, Linoleum

Roof: -

Basement: -

Exterior: Wood Frame

Foundation: -

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 558

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: no

Discover this spacious apartment condo, perfectly situated just a block from the LRT, YMCA, and all the shops, restaurants, and movie theaters on 162nd Ave SW. With fantastic schools nearby, convenience is truly at your doorstep! This modern condo features a bright living room enhanced by a cozy corner gas fireplace and large patio doors that fill the space with natural light. The generous kitchen offers plenty of counter and cabinet space, ideal for all your cooking and storage needs. You'll find two comfortable bedrooms and two full bathrooms. The master bedroom boasts a private 4-piece ensuite, while the large second bedroom has an adjacent full 4-piece bathroom. Step out to your private balcony and enjoy some fresh air. The unit also includes a washer and dryer, so you can say goodbye to laundromat trips, plus ample in-suite storage! A single underground parking stall keeps your vehicle warm and dry. Heat, water, and sewer are included in the condo fees. Three minutes walking to Somerset/Bridlewood LRT station, Steps away to YMCA, public library, Co-Op, Canadian Tire, and many other fantastic amenities. Don't miss out—call today for a private showing!