# \$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 plantsâ€"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
Туре	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	3
Zoning	M-C2

#### **Listing Details**

Listing Office eXp Realty

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