

404, 260 Shawville Way SE
Calgary, Alberta

MLS # A2165993



\$339,900

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:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 572
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters		

Inclusions: N/A

Welcome to this immaculate renovated TOP FLOOR 2 bedroom 2 bathroom apartment with AIR CONDITIONING(2024)! Among the renovations are GRANITE KITCHEN COUNTERTOPS and STAINLESS STEEL APPLIANCES. 2 spacious bedrooms and 2 updated bathrooms. This unit comes with ONE TITLED PARKING STALL and ONE TITLED LARGE(4' x 8') STORAGE LOCKER IN THE PARKADE. Located in Gateway Shawnessy - a well run complex with a strong reserve fund. For company staying awhile there is visitor parking for over 25 cars in the heated underground parkade. Located close to major grocery stores, Walmart, several fine restaurants and the shoppes of Shawnessy. A short walk to the Library, YMCA and the Somerset/Bridlewood LRT station. This fine home is move-in ready and vacant for quick possession.