

313, 260 Shawville Way SE  
Calgary, Alberta

MLS # A2178368



**\$284,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Double Garage Attached, Enclosed, Gated, Guest, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Electric, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 657
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** Baloney Shade

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&mdash;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.