

\$354,900 - 209, 270 Shawville Way Se, Calgary

MLS® #A2191803

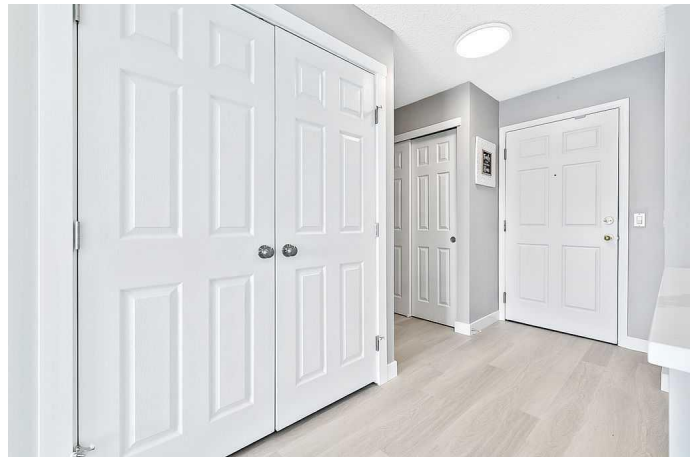
\$354,900

2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

Discover this BEAUTIFULLY RENOVATED 2 BDRM, 2 FULL BATHS & 2 TITLED UNDERGROUND PARKING!! Conveniently located next to ALL AMENITIES & literally STEPS to the LRT! With a WEST-facing balcony, this home is bathed in natural light and features a thoughtful split-bedroom layout. offering privacy with each bedroom having its own WALK-IN/WALK-THROUGH closets. Each on opposite sides of the SPACIOUS LIVING & DINING area. The REMODELLED kitchen is a chef's dream, boasting a REDESIGNED MODERN QUARTZ ISLAND, ample cabinetry, a CORNER PANTRY, and GENEROUS STORAGE SPACE with 2 FULL CLOSETS Adjacent to the Kitchen. The primary bedroom is a private retreat with a walk-through closet leading to a 4 pc ensuite, while the large second bedroom includes a walk-in closet and an adjacent 4 pc bath. Additional conveniences include in-suite laundry with a washer and dryer, AIR CONDITIONING UNIT, and in-suite storage. This home has been upgraded throughout, featuring BRAND NEW LVP FLOORING,, FRESH PAINT, MODERN LIGHT FIXTURES, QUARTZ COUNTERS THROUGHOUT including BOTH FULL BATHS, UPDATED MODERN FAUCETS, and NEW-PASSAGE DOORS on HALL CLOSETS. Ideally situated within walking distance to the Somerset/Bridlewood LRT station, this condo also offers easy access to Stoney Trail, Macleod Trail, Deerfoot Trail, and Highway



22X. The building backs onto a thriving shopping center, home to Shawnessy YMCA, 4 MAJOR GROCERY CHAINS; Walmart, Superstore, Safeway & COOP, Home Depot, Canadian Tire, Dollarama, Staples, a public library, restaurants, and major banks. Professionally managed and meticulously maintained, this condo offers modern upgrades, exceptional convenience, and a comfortable living experienceâ€”a fantastic place to call home!

Built in 2001

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2191803 |
| Price | \$354,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 926 |
| Acres | 0.00 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 209, 270 Shawville Way Se |
| Subdivision | Shawnessy |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Y 3Z7 |

Amenities

| | |
|----------------|--|
| Amenities | Bicycle Storage, Elevator(s), Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Heated Garage, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | Pantry |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating | Hot Water |
| Cooling | Central Air |
| # of Stories | 4 |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | None |
| Construction | Vinyl Siding, Wood Frame |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 13th, 2025 |
| Days on Market | 54 |
| Zoning | M-C2 |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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