113, 260 Shawville Way SE
Calgary, Alberta

MLS # A2218457

$300,000

Division:	Shawnessy
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit
Size:	1,035 sq.ft.
Age:	2001 (24 yrs old)
Beds:	2
Baths:	2
Garage:	Heated Garage, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Natural Gas		**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 605
Basement:	-		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	M-C2
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Kitchen Island, Storage, Walk-In Closet(s)			

Inclusions: Murphy Bed, TV and Bracket, Patio Tables

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 plants—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.