

# \$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.

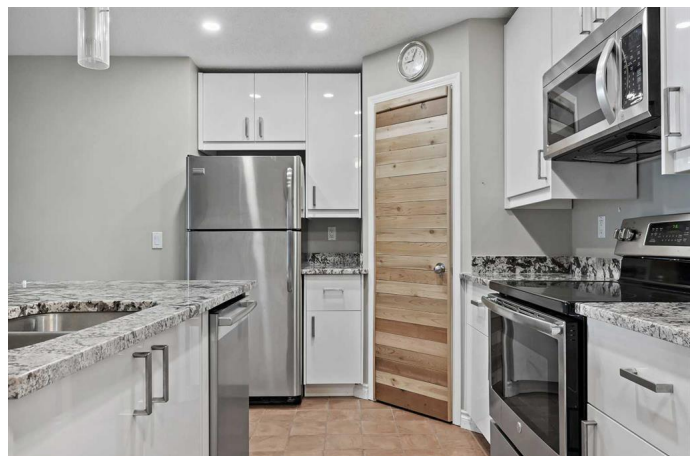
As you step inside, you'll be captivated by the sleek, custom wooden wall accents that add a touch of elegance to the meticulously cared-for interior. The spacious open-concept layout flows seamlessly into the recently renovated kitchen, boasting stylish finishes and upgraded appliances, making it perfect 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 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.

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
Type	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	5
Zoning	M-C2

### **Listing Details**

Listing Office	eXp Realty
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