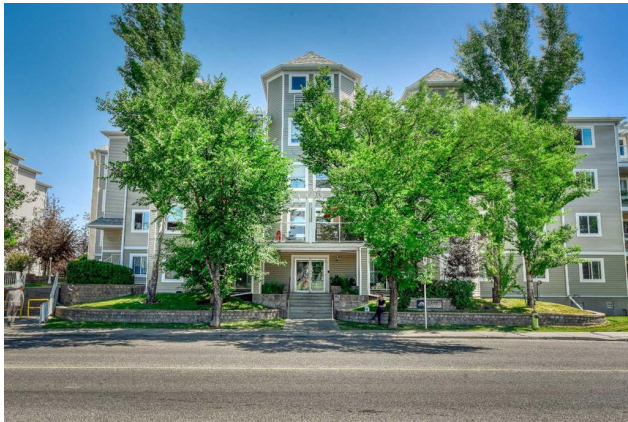


280 SHAWVILLE Way #303, Calgary T2Y 3Z8

MLS®#: **A2150172** Area: **Shawnessy** Listing Date: **07/20/24** List Price: **\$329,000**
 Status: **Active** County: **Calgary** Change: **-\$11k, 14-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1999**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **880**
 Low Sqft:
 Ttl Sqft: **880**

DOM
58
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Access:
 Lot Feat:
 Park Feat: **Parkade,Titled,Underground**

Parking
 Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Baseboard,Natural Gas** Flooring: **Carpet,Linoleum**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 8`7"	4pc Ensuite bath	Main	9`5" x 4`11"
Bedroom	Main	9`10" x 13`7"	Dining Room	Main	12`8" x 4`9"
Kitchen	Main	8`2" x 10`3"	Laundry	Main	6`9" x 5`3"
Living Room	Main	14`1" x 14`0"	Bedroom - Primary	Main	12`4" x 17`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$570

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: **0410310**

Remarks

Pub Rmks: **Welcome to your new home in Shawnessy! This spacious apartment condo is just 1 block from the LRT, YMCA, and all the shops, restaurants, and movie theatres on 162nd Ave SW. Not to mention the fantastic schools in the area! Convenience is truly at your doorstep! This modern condo features a bright living room with a corner gas fireplace and large patio doors that fill the space with natural light. The large kitchen offers plenty of counter and cabinet space, perfect for cooking and storage. It includes two bedrooms and two full bathrooms. The master bedroom has a private 4-piece ensuite, while the large second bedroom has a full 4-piece bathroom adjacent. Enjoy your private balcony. The unit also includes a washer and dryer, so there will be no more trips to the laundromat, and lots of in-suite storage! The included single underground parking stall will keep your vehicle warm and dry. Heat, water, and sewer are included in the cond fees, so you only need to pay for electricity, phone, and cable. You might not even need a car with the LRT and shopping steps away! This ultra-convenient and stylish property won't last long. Call today to schedule a viewing and make this fantastic condo your new home!**

Inclusions: **None**
Property Listed By: **Power Properties**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123