



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**270 SHAWVILLE Way #211, Calgary T2Y 3Z7**

MLS® #: **A2154356**      Area: **Shawnessy**      Listing Date: **08/02/24**      List Price: **\$377,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2001**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,024**  
 Low Sqft:  
 Ttl Sqft: **1,024**

DOM

**47**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Apartment**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`3" x 14`9"	Dining Room	Main	9`6" x 9`3"
Kitchen	Main	9`5" x 8`4"	Bedroom - Primary	Main	11`9" x 10`10"
Bedroom - Primary	Main	12`7" x 11`6"	4pc Ensuite bath	Main	7`11" x 4`11"
4pc Ensuite bath	Main	7`10" x 4`11"	2pc Bathroom	Main	4`11" x 4`11"
Laundry	Main	8`6" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$631**      Title: **Fee Simple**      Zoning: **M-C2**  
 Fee Freq:

Monthly

Legal Desc: 0410310

Remarks

Pub Rmks: **PRIME LOCATION, West facing, 2nd Floor, Corner unit, with 1024 sq ft. boasting 2 Primary Bedrooms and 2.5 Bathrooms plus Titled, Secured, Heated Underground Parking in sought after Shawnessy, just mins walk to the Somerset LRT and a plethora of shopping options. Form and function blend beautifully to create this open plan design for your comfort and ease of every day living. Generous welcoming foyer, that leads to the spacious Great room which boasts a cozy gas fireplace with tile face & mantle. Cooks will enjoy the well laid out kitchen, featuring white cabinetry with a raised breakfast bar & pantry with plenty of workspace. The expansive dining area can easily accommodate a large table and flows seamlessly to ensure lots of room for larger gatherings & entertaining. Each bedroom is equipped with a 4pc Ensuite, with walk-through closets w/handy closet organizers, strategically located on opposite sides, providing optimum privacy and perfect for sharing. Laundry room with stacker washer/dryer & storage. 2pc Powder room. Abundant natural light permeates throughout. Recently professionally painted in neutral colors, ready for the new owners. Enjoy relaxing on your large square West facing, covered 100 Sq ft balcony with gas line for BBQ. The complex features secured bike room, elevator, indoor visitor parking, & onsite manager for the complex's (building 260) in these well-managed condos. Convenient walkability to outstanding amenities including YMCA, Shawnessy shopping, restaurants, grocery, transit, theatres library, banks & services. Ideal location for the non-driver. Easy access to MacLeod & Stoney Trail. Enjoy condo life in this lovely, spacious home and offers a healthy reserve with a well managed complex. Note: Unit Factor of 43 includes the parking. Unit only UF is 42. Parking stall B33**

Inclusions: none  
Property Listed By: RE/MAX Complete Realty

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









