



THE
A-TEAM

**RE/MAX
FIRST**

270 SHAWVILLE Way #307, Calgary T2Y 3Z7

MLS®#: **A2170118** Area: **Shawnessy** Listing **10/10/24** List Price: **\$349,900**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 24-Oct** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,055**
 Low Sqft:
 Ttl Sqft: **1,055**

DOM

42
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

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

Utilities and Features

Roof:
 Heating: **Baseboard,Radiant**
 Sewer:
 Ext Feat: **None**

Construction:
Vinyl Siding,Wood Frame,Wood Siding
 Flooring:
Vinyl Plank
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Elevator,Kitchen Island,Open Floorplan,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	10`9" x 4`3"	Kitchen With Eating Area	Main	8`5" x 10`5"
Dining Room	Main	8`8" x 9`4"	Den	Main	10`11" x 8`8"
Living Room	Main	14`1" x 18`11"	Balcony	Main	6`8" x 10`8"
Bedroom	Main	10`0" x 13`7"	Bedroom - Primary	Main	11`4" x 14`5"
3pc Ensuite bath	Main	4`11" x 9`9"	4pc Bathroom	Main	8`9" x 4`11"
Laundry	Main	7`0" x 5`2"			

Legal/Tax/Financial

Condo Fee:
\$675

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C2

Legal Desc: **0410310**

Remarks

Pub Rmks: **Welcome home to 307, 270 Shawville Way SE! This spacious and stylish unit offers the perfect blend of comfort and functionality, featuring 2 bedrooms, 2 bathrooms, a separate dining room, and a versatile office/den. The open layout of the kitchen features sleek white cabinetry & appliances, a corner pantry, ample counter space, and a breakfast bar. Enjoy meals in the separate dining room - perfect for everyday living & entertaining. The living space is complete with a cozy gas fireplace, and air conditioning, and is filled with light from sliding patio doors. Step outside to your private west-facing patio, ideal for barbecues, soaking up the sun, or simply unwinding after a long day. A convenient and functional office/den area is located just off the living area - perfect for working from home or additional living space. The generously sized primary bedroom is complete with a 3-piece ensuite with a full-size walk-in shower and double closet. The second bedroom offers many uses as well - ideal for guests, recreation, and more. The second 4-piece bathroom with tub/shower combination and a large laundry/storage room complete this amazing unit. For your convenience, this unit includes heated secure underground titled parking and a titled storage locker. Located in the highly sought-after Gateway Shawnessy, you are just steps away from local shopping, C-train, and more. Easy access throughout the city on Macleod Tr & Stoney Tr and a short drive to stunning Fish Creek Park for all your outdoor pursuits. Don't miss the opportunity to call this beautiful unit home - Book your viewing today!**

Inclusions: **None**
Property Listed By: **RE/MAX First**

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











