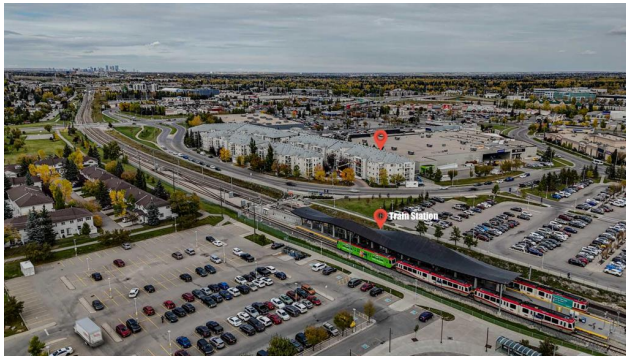


**290 SHAWVILLE Way #310, Calgary T2Y3Z9**

MLS® #: **A2175050** Area: **Shawnessy** Listing **10/23/24** List Price: **\$285,000**  
 Status: **Active** County: **Calgary** Change: **-\$4k, 17-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2000**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **903**  
 Low Sqft:  
 Ttl Sqft: **903**

DOM  
**59**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

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

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

Utilities and Features

Roof:  
 Heating: **Fireplace(s), Forced Air**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Wood Frame**  
 Flooring: **Ceramic Tile, Tile**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings**  
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee: **\$558** Title: **Fee Simple** Zoning: **M-C2**  
 Fee Freq: **Monthly**  
 Legal Desc: **0410310**

Remarks

Pub Rmks: **\*\*\*Open House : Saturday 2-4PM \*\*\* Welcome The Gateway in Shawnessy! This stunning condo, located steps away from Somerset Train Station, offers convenience at its best. The open-concept layout features a , ample storage, and a cozy island. The master bedroom boasts a walk-through closet and a sleek en-suite bathroom, while the second bedroom includes a walk-in closet and direct access to another full bathroom. Enjoy the convenience of in-suite laundry, a tranquil balcony, titled underground parking with a car wash bay, and a separate storage room. With easy access to Stoney Trail and the LRT station at your doorstep, this location is perfect for urban living. Don't miss out, schedule your viewing today!**

Inclusions: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Stacked Washer and Dryer, Window Coverings**

Property Listed By: **RE/MAX iRealty Innovations**

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

