

290 SHAWVILLE Way #310, Calgary T2Y3Z9

MLS® #: **A2175050** Area: **Shawnessy** Listing Date: **10/23/24** List Price: **\$289,000**
 Status: **Active** County: **Calgary** Change: **-\$10k, 15-Nov** Association: **Fort McMurray**



General Information

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

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

DOM
28
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz:

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









