



THE
A-TEAM

**RE/MAX
FIRST**

260 SHAWVILLE Way #220, Calgary T2Y 3Z6

MLS® #: **A2183580**

Area: **Shawnessy**

Listing Date: **12/14/24**

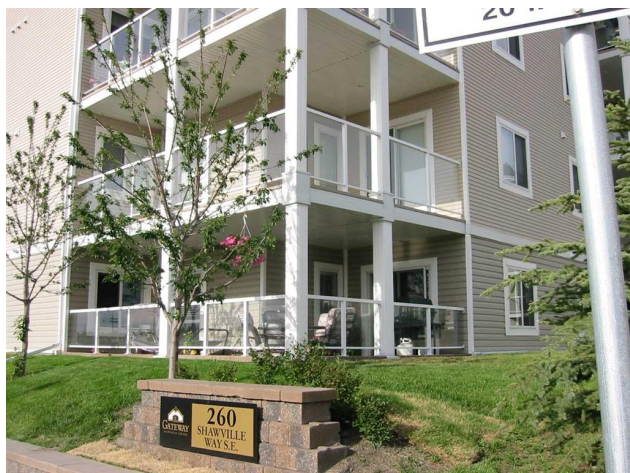
List Price: **\$248,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **553**
Low Sqft:
Ttl Sqft: **553**

DOM

39
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer Stacked**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|---------------------------------------|--------------|----------------------|
| 4pc Bathroom | Main | 4`11" x 7`11" | Living/Dining Room Combination | Main | 10`6" x 14`4" |
| Bedroom - Primary | Main | 10`2" x 11`0" | Laundry | Main | 5`0" x 8`1" |
| Walk-In Closet | Main | 4`8" x 8`0" | Kitchen | Main | 12`9" x 10`6" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$352

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: **0410310**

Remarks

Pub Rmks: **Steps from the C-Train station, this bright one bedroom condo unit in a stand-out location in Shawnessy offers an inviting open-concept floor plan filled with natural light. The kitchen provides ample storage flowing seamlessly into the spacious dining and living areas. An outdoor balcony equipped with a gas line for a barbecue faces greenery for private entertaining extending from the living area. The generously sized bedroom is a cozy retreat with a good-sized walk-in closet and leads into the 4-piece bathroom with 2 door entryway. A convenient in-suite laundry with a stacked washer/dryer has practical additional storage solutions. This freshly painted unit in a well-managed building with low condo fees provides access to amenities including YMCA, fitness, shopping, dining and entertainment options as well as banking, medical, library and educational facilities within walking distance. One underground titled parking stall is included with the unit. This is a pet-friendly building with minor restrictions. High-speed fibre optic internet line is pre-wired in this building. This exceptional opportunity will not last as quick possession is possible!**

Inclusions:

none

Property Listed By:

Argent Realty & Management Ltd.

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



