



THE
A-TEAM

**RE/MAX
FIRST**

260 SHAWVILLE Way #220, Calgary T2Y 3Z6

MLS® #: **A2183580**

Area: **Shawnessy**

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

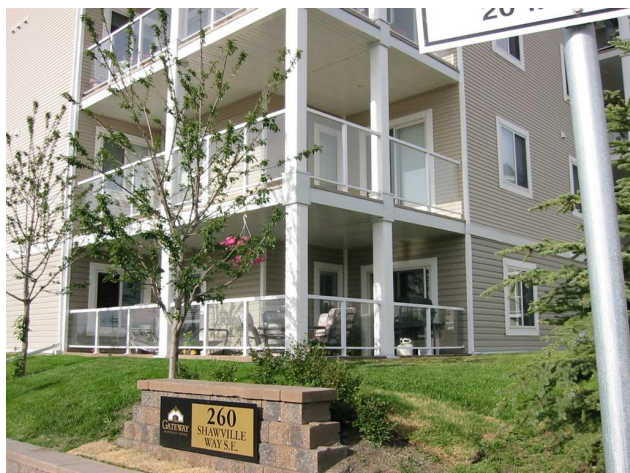
List Price: **\$248,000**

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: **552**
Low Sqft:
Ttl Sqft: **552**

DOM

7
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, 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	5' 0" x 7' 10"	Kitchen With Eating Area	Main	10' 9" x 12' 8"
Bedroom - Primary	Main	10' 2" x 12' 9"			

Legal/Tax/Financial

Condo Fee:
\$352

Title:
Fee Simple

Zoning:
M-C2

Legal Desc: 0410310

Fee Freq:
Monthly

Remarks

Pub Rmks: **High speed fibre optic internet line pre wired in the building, Excellent location. Extra quiet location, walking distance to C-train station, shopping malls, YMCA, fitness center, hocky arena, LED ceiling light fixtures, grocery stores, theatre, restaurants, banks, Very well managed by Equium Group, 1 titled parking stall included. quick possession.**

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



