



THE
A-TEAM

**RE/MAX
FIRST**

290 SHAWVILLE Way #419, Calgary T2Y3Z9

MLS®#: **A2187414**

Area: **Shawnessy**

Listing Date: **01/16/25**

List Price: **\$329,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2000**

Finished Floor Area

Abv Sqft: **927**
Low Sqft:
Ttl Sqft: **927**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

37
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

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

Access:

Lot Feat:

Park Feat:

Heated Garage,Titled,Underground

Utilities and Features

Roof: **Asphalt**

Heating: **Hot Water,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings

Int Feat:

Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`11" x 12`7"	Bedroom - Primary	Main	14`6" x 10`1"
Bedroom	Main	13`8" x 9`8"	Dining Room	Main	15`8" x 9`5"
Kitchen	Main	11`0" x 8`3"	4pc Bathroom	Main	9`5" x 5`1"
3pc Ensuite bath	Main	7`11" x 4`11"	Foyer	Main	8`11" x 7`3"
Laundry	Main	7`7" x 5`10"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$589

Fee Simple

M-C2

Fee Freq:

Monthly

Legal Desc: 0410310

Remarks

Pub Rmks: **Welcome home to this sunny top-floor, end-unit 2-bedroom, 2-bathroom condo offering the perfect blend of comfort and convenience. With an open-concept layout and large windows, this home feels bright, airy, and welcoming. The thoughtful design places the bedrooms and bathrooms on opposite sides of the living area, creating an added sense of privacy—ideal for small families, roommates, guests, or a home office setup. The chef-ready kitchen features ample cabinetry, a spacious pantry, and plenty of counter space to meet all your culinary needs. The primary bedroom retreat boasts a walk-through closet and a private 3-piece ensuite, while the second bedroom is conveniently located next to the main 4-piece bathroom and also features its own walk-in closet. Relax and unwind in the spacious living room with a cozy gas fireplace, or step out onto your private balcony to enjoy the sunshine. The laundry room includes a stacked washer and dryer, leaving room for additional storage. Enjoy the benefits of titled heated underground parking, with plenty of underground visitor parking available in the complex's 25+ heated stalls—perfect for extended stays. Located in the desirable Gateway Shawnessy complex, this home is steps away from everything you need: YMCA, library, movie theatre, grocery stores (Walmart, Co-Op, Safeway, Superstore), London Drugs, Canadian Tire, banks, restaurants, and more! Plus, it's a short walk to the LRT station, making your commute a breeze. This well-managed complex offers peace of mind with a strong reserve fund. This condo truly has it all. Whether you're a first-time buyer, downsizing, or looking for a low-maintenance lifestyle, this home is a rare find in a highly sought-after area. Don't wait—schedule your private 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







