



GRASSROOTS
REALTY GROUP

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413, 260 Shawville Way SE
Calgary, Alberta

MLS # A2324918



\$319,900

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	935 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 632
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Exceptional opportunity to own an outstanding condo in the highly sought-after Gateway Shawnessy! This one has it all! Quiet TOP FLOOR LOCATION, 2 UNDERGROUND TITLED PARKING STALLS close to elevator, sunny southwest exposure, open-concept floor plan, 2 large private opposite side bedrooms, 2 bathrooms, 2 walk-in closets, stainless steel appliances, eat-in Island, plenty of cupboard space with corner pantry, dining area with ceiling fan, spacious living room with corner gas fireplace, large sun-lite southwest facing balcony, separate laundry room with storage plus stack washer/dryer and upgraded wide-plank hardwood flooring! Gateway Shawnessy is a well-managed building ideally located just steps from the Shawnessy LRT station, YMCA, Landmark Cinemas, all levels of shopping, great restaurants, grocery stores, pubs, parks, schools, library, and major shopping including Superstore, Safeway, Walmart, Canadian Tire, Home Depot, London Drugs and more. Quick access to Macleod Trail and Stoney Trail makes commuting anywhere in the city simple and convenient. Time to enjoy everything this great condominium complex and outstanding community has to offer!