

# \$354,900 - 209, 270 Shawville Way Se, Calgary

MLS® #A2191803

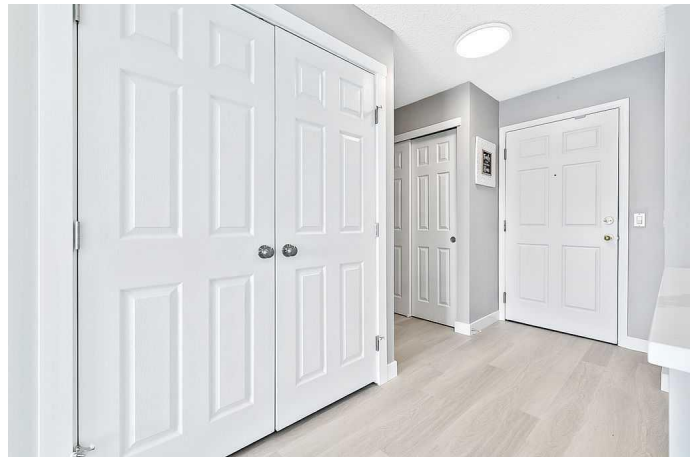
**\$354,900**

2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

Discover this BEAUTIFULLY RENOVATED 2 BDRM, 2 FULL BATHS & 2 TITLED UNDERGROUND PARKING!! Conveniently located next to ALL AMENITIES & literally STEPS to the LRT! With a WEST-facing balcony, this home is bathed in natural light and features a thoughtful split-bedroom layout. offering privacy with each bedroom having its own WALK-IN/WALK-THROUGH closets. Each on opposite sides of the SPACIOUS LIVING & DINING area. The REMODELLED kitchen is a chef's dream, boasting a REDESIGNED MODERN QUARTZ ISLAND, ample cabinetry, a CORNER PANTRY, and GENEROUS STORAGE SPACE with 2 FULL CLOSETS Adjacent to the Kitchen. The primary bedroom is a private retreat with a walk-through closet leading to a 4 pc ensuite, while the large second bedroom includes a walk-in closet and an adjacent 4 pc bath. Additional conveniences include in-suite laundry with a washer and dryer, AIR CONDITIONING UNIT, and in-suite storage. This home has been upgraded throughout, featuring BRAND NEW LVP FLOORING,, FRESH PAINT, MODERN LIGHT FIXTURES, QUARTZ COUNTERS THROUGHOUT including BOTH FULL BATHS, UPDATED MODERN FAUCETS, and NEW-PASSAGE DOORS on HALL CLOSETS. Ideally situated within walking distance to the Somerset/Bridlewood LRT station, this condo also offers easy access to Stoney Trail, Macleod Trail, Deerfoot Trail, and Highway



22X. The building backs onto a thriving shopping center, home to Shawnessy YMCA, 4 MAJOR GROCERY CHAINS; Walmart, Superstore, Safeway & COOP, Home Depot, Canadian Tire, Dollarama, Staples, a public library, restaurants, and major banks. Professionally managed and meticulously maintained, this condo offers modern upgrades, exceptional convenience, and a comfortable living experienceâ€”a fantastic place to call home!

Built in 2001

### Essential Information

MLS® #	A2191803
Price	\$354,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	209, 270 Shawville Way Se
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3Z7

### Amenities

Amenities	Elevator(s), Snow Removal, Visitor Parking, Bicycle Storage, Storage
Parking Spaces	2
Parking	Heated Garage, Underground

## Interior

Interior Features	Pantry
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Hot Water
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	None
Construction	Wood Frame, Vinyl Siding

## Additional Information

Date Listed	February 13th, 2025
Days on Market	56
Zoning	M-C2

## Listing Details

Listing Office	Real Estate Professionals Inc.
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