



## 280 Shawville Way Calgary Alberta

\$250,000

Welcome to this exceptional 2-bedroom, 2-bathroom unit with a titled underground parking stall in the highly sought-after Gateway Shawnessy complex. Positioned on the top floor, this residence offers the perfect blend of convenience, an impressive layout, and remarkable value. Step inside, and you'll be greeted by a spacious and open floor plan. The well-appointed kitchen boasts an eating bar, a convenient corner pantry, and an abundance of cupboard and counter space. The generously sized living room is enhanced by a cozy corner fireplace, creating an inviting atmosphere for relaxation. The adjacent dining area seamlessly connects these spaces. The primary bedroom serves as a comfortable retreat, complete with a 4-piece ensuite bathroom. The spacious second bedroom is thoughtfully located near the 4-piece main bathroom. Practicality meets style with an in-unit laundry and storage room. A notable feature of this unit is the expansive balcony that overlooks the courtyard pathway, equipped with a gas line for your BBQ needs. And yes, the current BBQ is included and ready for your enjoyment. This property's location is a true gem with a WalkScore of 87. Within walking distance, you'll discover schools, parks, Cardel Rec South, the YMCA, and the vibrant Shawnessy Towne Centre, teeming with shops, services, restaurants, and pubs. Whether you're a first-time buyer, an investor, or looking to downsize, this home caters to your needs. The added advantage of being just steps from the Somerset - Bridlewood LRT station and having easy access to major roadways like Macleod Trail and Stoney Trail ensures that getting around the city (or out of the city) is a breeze. The convenience is unparalleled. What more could you ask for? Don't miss this opportunity - schedule your private viewing today and experience the exceptional lifestyle this property offers. (id:6769)

Kitchen 8.50 Ft x 10.75 Ft

Dining room 14.08 Ft x 5.42 Ft

Living room 14.08 Ft x 12.92 Ft

Primary Bedroom 12.17 Ft x 17.67 Ft

Bedroom 9.83 Ft x 13.67 Ft

4pc Bathroom 4.92 Ft x 8.67 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

Laundry room 6.75 Ft x 5.17 Ft

Listing Presented By:



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**Mirror**

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