



## 270 Shawville Way Calgary Alberta

\$349,900

PRIME LOCATION, West facing, 2nd Floor, Corner unit, with 1024 sq ft. boasting 2 Primary Bedrooms and 2.5 Bathrooms plus Titled, Secured, Heated Underground Parking in sought after Shawnessy, just mins walk to the Somerset/Bridlewood LRT, YMCA. Functionality & style blend beautifully to create this open plan design for your comfort and ease of every day living. Generous welcoming foyer, that leads to the spacious Great room which boasts a cozy gas fireplace with tile face & mantle. Cooks will enjoy the well laid out kitchen, featuring white cabinetry with a raised breakfast bar & pantry with plenty of workspace. The expansive dining area can easily accommodate a large table and flows seamlessly to ensure lots of room for larger gatherings & entertaining. Each bedroom is equipped with a 4pc Ensuite, with walk-through closets w/handy closet organizers, strategically located on opposite sides, providing optimum privacy and perfect for sharing. Laundry room with stacker washer/dryer & storage. 2pc Powder room. Abundant natural light permeates throughout. Recently professionally painted in neutral colors, ready for the new owners. Enjoy relaxing on your large square West facing, covered 100 Sq ft balcony with gas line for BBQ. The complex features secured bike room, elevator, indoor visitor parking, & onsite manager for the complex's (building 260) in these well-managed condos. Convenient walkability to outstanding amenities including YMCA, Shawnessy shopping, restaurants, grocery, transit, theatres library, banks & services. Ideal location for the non-driver. Easy access to MacLeod & Stoney Trail. Enjoy condo life in this lovely, spacious home and offers a healthy reserve with a well managed complex. Walking distance to a plethora of shopping options including the Library, Walmart, major grocery, restaurants, fast food, banks & services. Immediate posse...

Living room 15.25 Ft x 14.75 Ft

Dining room 9.50 Ft x 9.25 Ft

Kitchen 9.42 Ft x 8.33 Ft

Primary Bedroom 11.75 Ft x 10.83 Ft

Primary Bedroom 12.58 Ft x 11.50 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

2pc Bathroom 4.92 Ft x 4.92 Ft

Laundry room 8.50 Ft x 4.92 Ft

Listing Presented By:



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