



# 270 Shawville Way Calgary Alberta

\$359,900

Welcome home to 307, 270 Shawville Way SE! This spacious and stylish unit offers the perfect blend of comfort and functionality, featuring 2 bedrooms, 2 bathrooms, a separate dining room, and a versatile office/den. The open layout of the kitchen features sleek white cabinetry & appliances, a corner pantry, ample counter space, and a breakfast bar. Enjoy meals in the separate dining room - perfect for everyday living & entertaining. The living space is complete with a cozy gas fireplace, and air conditioning, and is filled with light from sliding patio doors. Step outside to your private west-facing patio, ideal for barbecues, soaking up the sun, or simply unwinding after a long day. A convenient and functional office/den area is located just off the living area - perfect for working from home or additional living space. The generously sized primary bedroom is complete with a 3-piece ensuite with a full-size walk-in shower and double closet. The second bedroom offers many uses as well - ideal for guests, recreation, and more. The second 4-piece bathroom with tub/shower combination and a large laundry/storage room complete this amazing unit. For your convenience, this unit includes heated secure underground titled parking and a titled storage locker. Located in the highly sought-after Gateway Shawnessy, you are just steps away from local shopping, C-train, and more. Easy access throughout the city on Macleod Tr & Stoney Tr and a short drive to stunning Fish Creek Park for all your outdoor pursuits. Don't miss the opportunity to call this beautiful unit home - Book your viewing today! (id:6769)

Other 10.75 Ft x 4.25 Ft  
 Other 8.42 Ft x 10.42 Ft  
 Dining room 8.67 Ft x 9.33 Ft  
 Den 10.92 Ft x 8.67 Ft  
 Living room 14.08 Ft x 18.92 Ft  
 Other 6.67 Ft x 10.67 Ft

Bedroom 10.00 Ft x 13.58 Ft  
 Primary Bedroom 11.33 Ft x 14.42 Ft  
 3pc Bathroom 4.92 Ft x 9.75 Ft  
 4pc Bathroom 8.75 Ft x 4.92 Ft  
 Laundry room 7.00 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
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