



## 260 Shawville Way Calgary Alberta

\$319,900

Discover this spacious apartment condo, perfectly situated just a block from the LRT, YMCA, and all the shops, restaurants, and movie theaters on 162nd Ave SW. With fantastic schools nearby, convenience is truly at your doorstep! This modern condo features a bright living room enhanced by a cozy corner gas fireplace and large patio doors that fill the space with natural light. The generous kitchen offers plenty of counter and cabinet space, ideal for all your cooking and storage needs. You'll find two comfortable bedrooms and two full bathrooms. The master bedroom boasts a private 4-piece ensuite, while the large second bedroom has an adjacent full 4-piece bathroom. Step out to your private balcony and enjoy some fresh air. The unit also includes a washer and dryer, so you can say goodbye to laundromat trips, plus ample in-suite storage! A single underground parking stall keeps your vehicle warm and dry. Heat, water, and sewer are included in the condo fees. You're just steps away from Somerset/Bridlewood LRT station, YMCA, public library, Co-Op, Canadian Tire, and many other fantastic amenities. Don't miss out—call today for a private showing! (id:6769)

4pc Bathroom Measurements not available

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Primary Bedroom 11.33 Ft x 14.50 Ft

Bedroom 12.25 Ft x 10.00 Ft

Living room 18.50 Ft x 14.00 Ft

Other 10.42 Ft x 8.50 Ft

Other 10.75 Ft x 6.75 Ft

Listing Presented By:



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Homecare Realty Ltd.

<http://homecarerealty.com/>

**RE/MAX Realty Professionals**

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