



## 260 Shawville Way Calgary Alberta

\$289,900

Discover the epitome of sophistication and convenience in this meticulously maintained third-floor condominium, nestled in the dynamic heart of Shawnessy, Calgary. Enhanced with a premium built-in air conditioning unit, this residence ensures optimal comfort throughout every season. The monthly condominium fees, include of an additional 2 rented parking stall, \$70 per month. The expansive, open-concept design is awash in natural light, accentuating the elegance of the luxury flooring ( no carpet) that spans the entirety of the living space. The gourmet kitchen is a culinary enthusiast's dream, featuring an expansive walk-in pantry and an island with an elevated eating bar, perfectly suited for both casual dining and sophisticated entertaining. The adjacent living area exudes a sense of warmth and hospitality, highlighted by a charming corner fireplace and access to a west-facing balcony equipped with gas fittings--ideal for alfresco dining and evening barbecues. The primary bedroom offers a sanctuary of tranquility, complete with a walk-through closet leading to a private ensuite bath, featuring an expansive walk-in shower. A second, generously proportioned bedroom is strategically positioned on the opposite side of the unit for enhanced privacy and includes an ample walk-in closet, conveniently situated next to a well-appointed four-piece bathroom. Additional amenities include in-suite laundry, abundant storage solutions, and the comfort of air conditioning. Residents of the Gateway Shawnessy complex enjoy the benefits of multi-family construction, characterized by a serene living environment. The property is accompanied by a titled parking space in the heated underground garage, which features a car wash bay and abundant visitor parking. Its prime location affords unparalleled accessibility, with the LRT and various transit options mere steps away, as well as...

Primary Bedroom 14.33 Ft x 10.25 Ft

Living room 15.33 Ft x 15.83 Ft

Kitchen 11.67 Ft x 10.67 Ft

Bedroom 13.67 Ft x 9.58 Ft

4pc Bathroom 11.75 Ft x 4.33 Ft

Laundry room 5.83 Ft x 7.58 Ft

4pc Bathroom 7.92 Ft x 4.83 Ft

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