



## 270 Shawville Way Calgary Alberta

\$299,900

Welcome to the Gateway in Shawnessy! This beautifully maintained condo, featuring air conditioning, offers 2 bedrooms and 2 full bathrooms with a recently updated modern kitchen and additional cabinetry. The open-concept layout combines the kitchen, dining, and living areas, adorned with easy-to-maintain laminate flooring. The kitchen is equipped with quartz countertops, a corner pantry, modern kitchen cabinetry, additional built-in cabinetry with drawers and counterspace on either side of the kitchen and a convenient island for seating. The master bedroom includes a walk-through closet with more modern built-in cabinetry and a full en-suite bathroom. The second bedroom, located on the opposite side of the unit, boasts a walk-in closet and direct access to the second full bathroom. Additional perks include in-suite laundry with a storage area and a charming balcony overlooking the peaceful courtyard. You'll also benefit from titled underground parking with a car wash bay and a separate storage room. With easy access to major routes, including Stoney Trail (Calgary's Ring Road), this location is perfect for those without a vehicle. The LRT (C-train) station is right at your doorstep, and you will find the YMCA, public library, major grocery stores, big box retailers, Landmark Cinemas, and a variety of restaurants and pubs all within walking distance. Book your viewing today! (id:6769)

Kitchen 12.00 Ft x 8.83 Ft  
Dining room 10.00 Ft x 8.50 Ft  
Living room 12.50 Ft x 11.00 Ft  
Foyer 5.83 Ft x 4.67 Ft  
Primary Bedroom 14.33 Ft x 10.17 Ft

Bedroom 12.00 Ft x 9.67 Ft  
3pc Bathroom 7.67 Ft x 5.00 Ft  
4pc Bathroom 9.33 Ft x 5.00 Ft  
Laundry room 7.67 Ft x 6.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca