

# \$354,900 - 209, 270 Shawville Way Se, Calgary

MLS® #A2191803

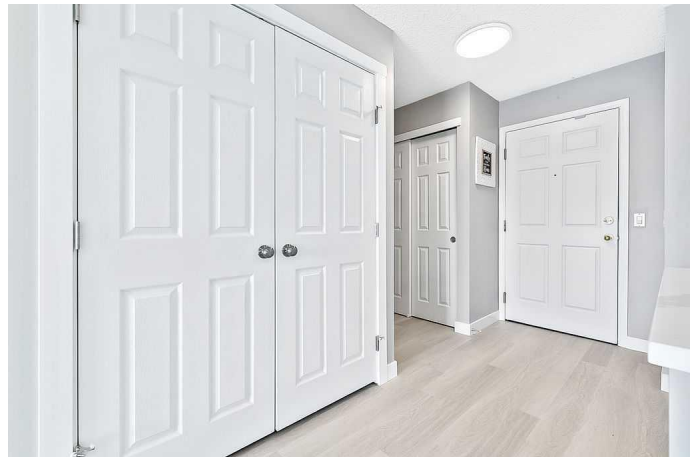
**\$354,900**

2 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

Discover this BEAUTIFULLY RENOVATED 2 BDRM, 2 FULL BATHS & 2 TITLED UNDERGROUND PARKING!! Conveniently located next to ALL AMENITIES & literally STEPS to the LRT! With a WEST-facing balcony, this home is bathed in natural light and features a thoughtful split-bedroom layout. offering privacy with each bedroom having its own WALK-IN/WALK-THROUGH closets. Each on opposite sides of the SPACIOUS LIVING & DINING area. The REMODELLED kitchen is a chef's dream, boasting a REDESIGNED MODERN QUARTZ ISLAND, ample cabinetry, a CORNER PANTRY, and GENEROUS STORAGE SPACE with 2 FULL CLOSETS Adjacent to the Kitchen. The primary bedroom is a private retreat with a walk-through closet leading to a 4 pc ensuite, while the large second bedroom includes a walk-in closet and an adjacent 4 pc bath. Additional conveniences include in-suite laundry with a washer and dryer, AIR CONDITIONING UNIT, and in-suite storage. This home has been upgraded throughout, featuring BRAND NEW LVP FLOORING,, FRESH PAINT, MODERN LIGHT FIXTURES, QUARTZ COUNTERS THROUGHOUT including BOTH FULL BATHS, UPDATED MODERN FAUCETS, and NEW-PASSAGE DOORS on HALL CLOSETS. Ideally situated within walking distance to the Somerset/Bridlewood LRT station, this condo also offers easy access to Stoney Trail, Macleod Trail, Deerfoot Trail, and Highway



22X. The building backs onto a thriving shopping center, home to Shawnessy YMCA, 4 MAJOR GROCERY CHAINS; Walmart, Superstore, Safeway & COOP, Home Depot, Canadian Tire, Dollarama, Staples, a public library, restaurants, and major banks. Professionally managed and meticulously maintained, this condo offers modern upgrades, exceptional convenience, and a comfortable living experienceâ€”a fantastic place to call home!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2191803    |
| Price          | \$354,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 926         |
| Acres          | 0.00        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 209, 270 Shawville Way Se |
| Subdivision | Shawnessy                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 3Z7                   |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Snow Removal, Visitor Parking, Bicycle Storage, Storage |
| Parking Spaces | 2  |
| Parking        | Heated Garage, Underground   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Pantry  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Hot Water   |
| Cooling           | Central Air   |
| # of Stories      | 4   |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Construction      | Wood Frame, Vinyl Siding |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 56                  |
| Zoning         | M-C2                |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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