

**311, 290 Shawville Way SE
Calgary, Alberta**

MLS # A2272288



\$285,000

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	931 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 574
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Welcome to this beautifully renovated 2-bedroom, 2-bathroom condo in the highly sought-after community of Shawnessy, offering the perfect blend of modern comfort and unbeatable convenience. Featuring brand-new flooring, fresh paint, updated baseboards, and a new hood fan, this bright open-concept home is truly move-in ready. The spacious living and dining areas flow seamlessly into a stylish kitchen with crisp white cabinetry, a chic backsplash, and a large island that seats four, while the in-suite laundry room provides extra pantry and storage space. A heated underground parking stall and storage locker add everyday ease. Just steps from the Somerset/Bridlewood LRT Station and directly across from Shawnessy Village Shopping Centre, you'll enjoy quick access to restaurants, groceries, banks, fitness centers, and more, plus nearby tennis courts, splash park, and walking trails for outdoor enjoyment. With easy connections to Sun Valley Blvd, Macleod Trail, and Stoney Trail, this condo is ideal for first-time buyers, downsizers, or investors looking for a turnkey property in a prime location—book your showing today before it's gone!