CORD SPERO #1

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110, 270 Shawville Way SE
Calgary, Alberta

MLS # A2283390

$275,900
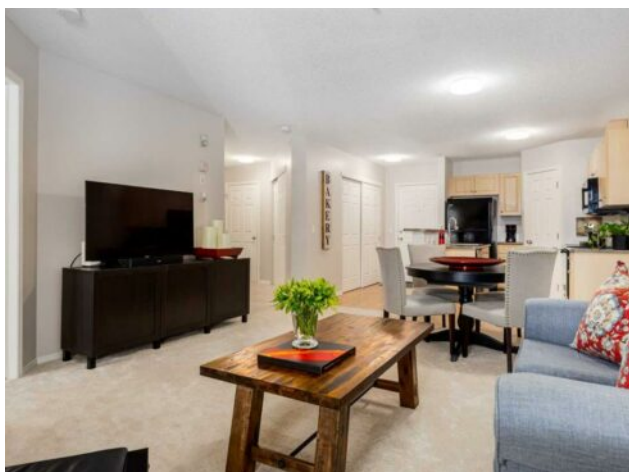
Division:	Shawnessy
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	881 sq.ft.	**Age:**	2001 (25 yrs old)
Beds:	2	**Baths:**	2

Garage:	Secured, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 585
Basement:	-	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-C2
Foundation:	-	**Utilities:**	-
Features:	Closet Organizers, Open Floorplan		

Inclusions:	n/a

If convenience and affordability are important to you, then come check this one out. Just steps away from all amenities including a C-Train Station, YMCA, Library, Schools, Groceries, Restaurants and Shops. This 2-bedroom, 2-bath unit is conveniently set to welcome the east morning sun, and being on the ground floor you have unit access directly off your patio, and even a patch of grass! Recent updates include brand new carpet and updated lighting. The updated appliances (2021) are immaculate, including a Bosch dishwasher.Other features include an open concept floorplan and in-unit laundry. You’ll have your very own ensuite bathroom in the primary bedroom as well. All the light fixtures and plumbing fixtures are new as well, so there's nothing to do, except move-in and cozy up beside your gas fireplace. Heated and secured underground parking is titled with your unit and as well as plentiful heated underground visitor parking and bicycle storage. We’re always happy to accommodate your showings.