

# \$349,900 - 202, 280 Shawville Way Se, Calgary

MLS® #A2206110

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

Welcome to this rare and spacious 3-bedroom apartment in the highly sought-after neighborhood of Shawnessy. This bright and airy unit offers an open-concept floor plan that seamlessly connects the kitchen, dining room, and living room, making it perfect for entertaining and daily living. On the left side, you'll find the third bedroom, ideal for a home office or guest room. On the right side are the master bedroom and second bedroom, providing a peaceful retreat for everyone in the household. The apartment also features two full bathrooms and a separate, generously sized laundry room for added convenience. The kitchen is equipped with a newer fridge and laminate flooring. The oversized balcony, comes with a gas line BBQ hookup, faces west, allowing natural light to flood the unit throughout the day. Location is key, and this apartment has it all! Situated directly across from the Shawnessy Towne Centre, you'll have access to over 350 stores, a movie theater, and a variety of dining options, including grocery stores, restaurants, and fast food. Public transit is a breeze with the Light Rail Transit (LRT) system right at your doorstep, providing access to all parts of Calgary. The YMCA recreation center and Calgary Public Library are just a short walk away. For those without a car, the convenience of this location can't be beat. The unit also includes a titled parking spot and one of the largest storage units in the complex. Don't miss your chance to own this exceptional



apartment in an unbeatable location! Book your showing today!

Built in 1999

### Essential Information

MLS® #	A2206110
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,011
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	202, 280 Shawville Way Se
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3Z8

### Amenities

Amenities	Elevator(s), Storage, Visitor Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Vinyl Siding, Wood Frame

## Additional Information

Date Listed	March 26th, 2025
Days on Market	38
Zoning	M-C2

## Listing Details

Listing Office	Bow Realty
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