

**402, 280 Shawville Way SE**  
**Calgary, Alberta**

**MLS # A2242850**



**\$379,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Shawnessy                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,045 sq.ft.                       | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                          |                   |        |
|--------------------|--------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | See Remarks              | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                  | <b>Condo Fee:</b> | \$ 695 |
| <b>Basement:</b>   | -                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks              |                   |        |

**Inclusions:** n/a

Welcome to Unit 402 at 280 Shawville Way SE, a rare top-floor condo in the popular Gateway Shawnessy complex offering 1,044 sq ft of thoughtfully designed living space. This 2-bedroom, 2-bathroom home includes a spacious den, a formal dining area, and an open-concept kitchen that flows into a bright living room complete with a cozy gas fireplace. The primary bedroom features a private 3-piece ensuite, while the second bedroom has easy access to the 4-piece main bathroom. Enjoy full-sized in-suite laundry, two titled underground parking stalls, and a titled storage cage&mdash;extras that set this unit apart. The west-facing balcony offers a quiet, elevated spot to unwind. Just steps to the Somerset-Bridlewood LRT station, this location gives you immediate access to major shopping including Walmart, Superstore, Safeway, YMCA, restaurants, movie theatres, and more. Well-managed, pet-friendly building with all the lifestyle conveniences you're looking for. Whether you're a first-time buyer, investor, or downsizing, this turnkey unit checks all the boxes. Condo Fess are \$695.00 monthly for 1,044 Sq Ft and that works out to .66 cents per square foot for comparison purposes...