

212, 290 Shawville Way SE  
Calgary, Alberta

MLS # A2298421



**\$319,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Electric

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 709

**Basement:** None

**LLD:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Zoning:** MC2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, Open Floorplan, Pantry, Quartz Counters

**Inclusions:** NONE

BEAUTIFUL 2-bedroom +large den (no closet) easily adapted to third bedroom, 2-bath condo just steps to shopping and the C-Train  
Exceptional floor plan. Stunning upgrades incl. all flooring: ceramic tile in kitchen/entry, laminate in living/dining areas and cozy carpet in bedrooms. Spectacular fresh white kitchen with newer appliances, gorgeous quartz countertops and stylish copper backsplash. Huge storage/laundry/pantry, shelving incl. Fabulous living/dining area with corner gas fireplace and access to spacious main balcony. Fantastic master bedroom with walk-through closet to lovely ensuite. Separate hallway to main bath, second bedroom with private balcony, and . Fresh paint/new trim throughout. Quiet location overlooking courtyard. Sunny west exposure with just enough shade. Ideal parking stall beside elevator.