

# \$325,000 - 103, 280 Shawville Way Se, Calgary

MLS® #A2231540

**\$325,000**

2 Bedroom, 2.00 Bathroom, 868 sqft

Residential on 0.00 Acres

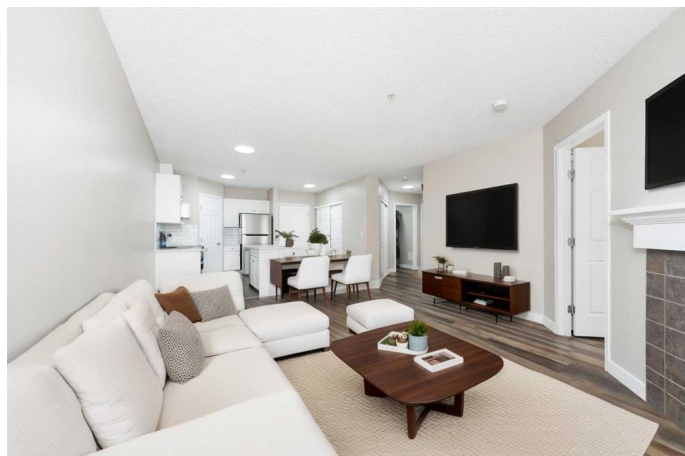
Shawnessy, Calgary, Alberta

Welcome to this beautifully renovated 2-bedroom, 2-bathroom ground-floor condo located in the desirable community of Shawnessy. This well-maintained unit features an open floor plan with spacious bedrooms and modern updates throughout. The kitchen shines with brand new quartz countertops, a brand-new electric stove, microwave hood fan, dishwasher, refrigerator, washer and dryer the newer luxury vinyl plank flooring adds both style and durability. Enjoy the convenience of utilities included in the condo fees except electricity , as well as a titled underground heated parking stall. Situated directly across from the Somerset-Bridlewood LRT Station, commuting is a breeze. The building also backs onto several shopping plazas with Walmart, Co-op, and numerous restaurants just steps away. Nearby amenities include the YMCA, public library, and local schools, with easy access to Macleod Trail and Stoney Trail. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready condo offers unbeatable value in a prime location.

Built in 1999

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2231540  |
| Price     | \$325,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 868               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 103, 280 Shawville Way Se |
| Subdivision | Shawnessy                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 3Z8                   |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Elevator(s), Visitor Parking, Trash |
| Parking Spaces | 1                                   |
| Parking        | Stall, Titled, Underground          |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Pantry, Quartz Counters                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| 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 | June 17th, 2025 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 46   |
| Zoning         | M-C2 |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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