

# \$289,900 - 307, 280 Shawville Way Se, Calgary

MLS® #A2242291

**\$289,900**

2 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

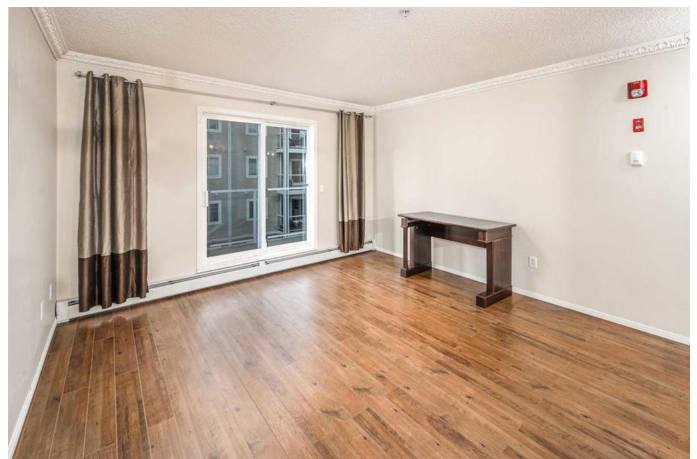
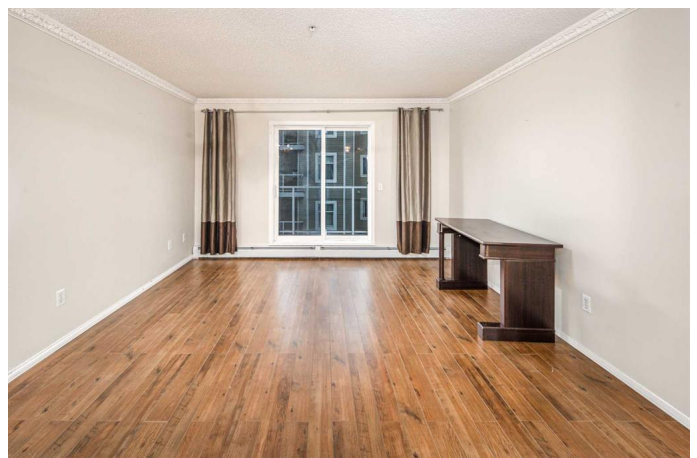
Welcome to this exceptional apartment in the highly sought-after community of Shawnessy! Embracing an expansive open-concept design, this unit offers generous living space and has been refreshed with new paint. Upon entry, you're welcomed by a stylish kitchen featuring contemporary cabinetry, quality appliances, and a convenient breakfast bar—perfect for casual dining or entertaining. The spacious living room is filled with abundant natural light and opens onto your private balcony complete with a natural gas BBQ hookup—ideal for relaxing evenings or weekend gatherings. The generously sized primary bedroom includes a 4-piece ensuite bath and walk-in closet, while the second bedroom, an additional 4-piece bathroom, and a dedicated laundry room provide added functionality and comfort. For convenience, the unit also includes a titled, secure underground parking stall. Enjoy an unbeatable location—just steps from Somerset C-Train Station, shopping centers, YMCA, restaurants, and more. Don't miss this incredible opportunity—book your private showing today!

Built in 1999

## Essential Information

MLS® # A2242291

Price \$289,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 929               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 307, 280 Shawville Way Se |
| Subdivision | Shawnessy                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 3Z8                   |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Park, Party Room, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                            |
| Parking        | Underground                                                                  |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry                            |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Baseboard                                                          |
| Cooling           | None                                                               |
| # of Stories      | 4                                                                  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 10              |

ZoningM-C2

Listing Details

Listing OfficeGrand Realty

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