

# \$325,000 - 307, 280 Shawville Way Se, Calgary

MLS® #A2213030

**\$325,000**

2 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

**\*\*OPEN HOUSE: 1-4 PM SAT, JUNE 7, 2025\*\***

Freshly painted and move-in ready! This bright 2-bedroom, 2-bathroom condo offers 928 sq ft of functional living space backing onto a quiet courtyard. Features include a spacious open kitchen with pantry and breakfast bar, a large living room with natural gas BBQ hookup, in-suite laundry, and a titled heated underground parking stall. The smart split-bedroom layout provides privacy, with the primary bedroom featuring a 4-piece ensuite and dual closets. Enjoy brand new paint throughout, giving the unit a fresh, modern feel. Unbeatable location—steps to Summerset C-Train Station, shopping centers, YMCA, and more. Ideal for homeowners or investors. Best value for a move-in ready condo—book your showing today!

Built in 1999

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213030    |
| Price          | \$325,000   |
| 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, See Remarks  |
| Appliances        | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer |
| Heating           | Baseboard   |
| Cooling           | None  |
| # of Stories      | 4   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Construction      | Vinyl Siding, Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 66               |
| Zoning         | M-C2             |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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