

# \$339,990 - 307, 280 Shawville Way Se, Calgary

MLS® #A2213030

## \$339,990

2 Bedroom, 2.00 Bathroom, 929 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

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, 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 Somerset 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          | \$339,990   |
| 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 | 28               |
| Zoning         | M-C2             |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.