# 408 270 Shawville Way SE

Calgary | Active | MLS® A2352869

**$255,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2001** | **883 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by MaxWell Canyon Creek

# A closer look

Welcome to this beautifully refreshed top-floor apartment condo overlooking a peaceful courtyard. This inviting 2-bedroom home features a spacious living and dining combination, complete with a cozy gas fireplace, creating the perfect space to relax or entertain. The kitchen offers quartz countertops, a convenient island, and a pantry for added storage. Freshly painted throughout, with new carpet in both bedrooms, this home is move-in ready. The vinyl plank floors are durable and easy to keep clean and looking fresh. The primary bedroom features a 4-piece ensuite, complemented by an additional 4-piece main bathroom. Enjoy the added comfort of a split air conditioning unit, along with a dedicated laundry room offering extra storage. The property also includes titled parking and titled storage for added convenience. Ideally located close to public transportation, schools, shopping, and major roadways, making commuting and everyday errands a breeze. Included appliances are the washer, dryer, refrigerator, electric stove, microwave hood fan, and dishwasher. An excellent opportunity for first-time buyers, downsizers, or investors!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2352869 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2001 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 883 sq. ft. |
| **Condo Fee:** | $600.73 |

| | |
|---|---|
| **Condo Fee Includes:** | Common Area Maintenance, Heat, Parking, Professional Management, Reserve Fund Contributions, Snow Removal |
| **Front Exposure:** | West |
| **Unit Exposure:** | East |
| **Floor Location:** | Top |
| **Entry Level:** | 4 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls, No One Above |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2001 (Age: 25) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0410310 |
| **Heating:** | Hot Water |
| **New Constr.:** | No |
| **Construction Material:** | Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Roof:** | Asphalt |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Vinyl Plank |
| **Cooling:** | Wall Unit(s) |

| | |
|---|---|
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | No |
| **Parking:** | Parkade, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southeast |
| **Condo Name:** | Gateway Shawnessy |
| **Community:** | Shawnessy |
| **Amenities:** | Parking, Visitor Parking |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| **Inclusions:** | Split air conditioner |
| **Restrictions:** | Building Restriction |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Kitchen · 10'4" × 8'7" · |
| **Main Floor** | Living Room · 14'2" × 11'9" · |
| **Main Floor** | Dining Room · 14'2" × 6'11" · |
| **Main Floor** | Bedroom - Primary · 17'7" × 12'4" · |
| **Main Floor** | Bedroom · 13'7" × 9'11" · |
| **Main Floor** | Laundry · 7' × 5'2" · |
| **Main Floor** | Foyer · 10'4" × 4'3" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Schools Nearby, Shopping Nearby, Sidewalks |
| **Interior Features:** | Breakfast Bar, Pantry, Quartz Counters |

| | |
|---|---|
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | M-C2 |
| **Listed Date:** | Oct 16, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/408-270-shawville-way-se-calgary-a2352869/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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