

# \$379,900 - 402, 280 Shawville Way Se, Calgary

MLS® #A2242850

**\$379,900**

2 Bedroom, 2.00 Bathroom, 1,045 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

Welcome to Unit 402 at 280 Shawville Way SE, a rare top-floor condo in the popular Gateway Shawnessy complex offering 1,044 sq ft of thoughtfully designed living space. This 2-bedroom, 2-bathroom home includes a spacious den, a formal dining area, and an open-concept kitchen that flows into a bright living room complete with a cozy gas fireplace. The primary bedroom features a private 3-piece ensuite, while the second bedroom has easy access to the 4-piece main bathroom. Enjoy full-sized in-suite laundry, two titled underground parking stalls, and a titled storage cage—extras that set this unit apart. The west-facing balcony offers a quiet, elevated spot to unwind. Just steps to the Somerset-Bridlewood LRT station, this location gives you immediate access to major shopping including Walmart, Superstore, Safeway, YMCA, restaurants, movie theatres, and more. Well-managed, pet-friendly building with all the lifestyle conveniences you™re looking for. Whether you're a first-time buyer, investor, or downsizing, this turnkey unit checks all the boxes. Condo Fess are \$695.00 monthly for 1,044 Sq Ft and that works out to .66 cents per square foot for comparison purposes...

Built in 1999

## Essential Information

MLS® #                   A2242850

Price                     \$379,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,045             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 402, 280 Shawville Way Se |
| Subdivision | Shawnessy                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Y 3Z8                   |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 2           |
| Parking        | Underground |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | See Remarks                                                          |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Wine Refrigerator |
| Heating           | Baseboard                                                            |
| Cooling           | Central Air                                                          |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |
| Fireplaces        | Gas                                                                  |
| # of Stories      | 4                                                                    |

### Exterior

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

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 7                |
| Zoning         | M-C2             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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