

# \$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

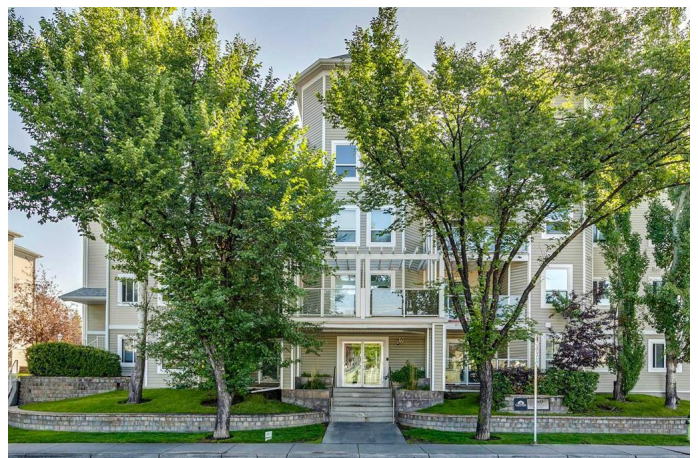
Welcome to Unit 402 at 280 Shawville Way SE, a rare top-floor condo in the popular Gateway Shawnessy complex offering 1,044 sq ft of thoughtfully designed living space. This 2-bedroom, 2-bathroom home includes a spacious den, a formal dining area, and an open-concept kitchen that flows into a bright 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 | 4                |
| Zoning         | M-C2             |

**Listing Details**

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

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.