

121, 290 Shawville Way SE
Calgary, Alberta

MLS # A2228734



\$299,900

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home		

Inclusions:
N/A

Welcome to this meticulously maintained 2-bedroom, 2-bathroom gem in the heart of Shawnessy! END UNIT | TITLED PARKING | WALK ACROSS THE STREET TO LRT! Spanning over 940 sqft of thoughtfully designed living space, this south-facing, ground-level condo invites you into comfort. The spacious open-concept layout flows seamlessly into the kitchen. The south-facing exposure floods the unit with natural light throughout the day, creating a warm and inviting atmosphere. Step out onto the private patio —a serene spot for morning coffee or evening relaxation. This turnkey unit is ideally located, just steps from the Shawnessy LRT station, making your commute effortless. Whether you're a first-time buyer, downsizing, or looking for a smart investment, this property offers exceptional value in a vibrant community.