

219, 260 Shawville Way SE  
Calgary, Alberta

MLS # A2274366



# \$309,900

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,021 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 650
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

**Inclusions:** 2 Sets of Housekeys, All Fobs, Mailbox Keys

Bright End-suite 2 Bed + 2.5 Bath Condo with Huge Wrap-Around Balcony ?? Welcome to this sun-filled, move-in ready 2-bedroom, 2.5-bath end-home with over 1,000 sq. ft. of comfortable living space in a quiet, family-friendly community. Located on the second floor, this corner unit offers extra windows, tons of natural light, and a private wrap-around balcony overlooking a peaceful courtyard—perfect for coffee, relaxing, or entertaining. Both bedrooms come with walk-through closets and private ensuites, giving you great privacy for family, roommates, or guests. A separate powder room adds everyday convenience. Some updates, including new carpet, fresh paint, and stainless-steel appliances—with a new dishwasher and hood fan, plus a newer oven and refrigerator. The bright kitchen has plenty of cabinets and a breakfast bar that opens into the dining and living area, making the space feel open and welcoming. With in-suite laundry and storage. This well-managed building features secure entry, temperature-controlled underground parking, and reasonable condo fees. The location is a big win—walk to the library, community centre, school, shopping, restaurants, movie theatre and the C-Train for easy commuting. ..call for viewing