

117, 260 Shawville Way SE
Calgary, Alberta

MLS # A2269505



\$284,900

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	890 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 574
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: 2 X TV Brackets, Shelves in Bathroom and Bedroom

Welcome home to comfort and convenience in the heart of Shawnessy. If you're looking for a spacious, PET-FRIENDLY home with every amenity at your doorstep, this is the one. This bright 2 BEDROOM, 2 BATHROOM condo offers exceptional value in one of the most walkable and connected areas of the city. You're just steps from Walmart, Superstore, Safeway, Canadian Tire, movie theatres, cafes, restaurants, and the YMCA. With the Somerset/Shawnessy LRT Station a short walk away, commuting is effortless—whether you're heading downtown, to school, or across the city. CONDO FEES INCLUDE HEAT AND WATER, adding everyday affordability to the lifestyle here. With parks, schools, and endless amenities nearby, this layout works beautifully for first-time buyers, downsizers, investors, or a roommate setup—a truly versatile home that checks all the boxes. Inside, the open-concept layout creates a comfortable flow through the kitchen, dining, and living spaces. Laminate flooring adds warmth underfoot, while the kitchen island with breakfast bar makes the perfect spot for morning coffee or casual conversation. A corner pantry provides extra storage, and the dining area easily accommodates a full-sized table for hosting. Step out to your covered patio with a BBQ gas line, offering a convenient and pet-friendly outdoor space to unwind. The primary suite offers plenty of room for a king bed and features its own private ensuite for added comfort and convenience. The second bedroom is ideal for guests, a roommate, or a dedicated home office. Plus, the oversized laundry and storage room gives you space for everything you don't want out in the open—finally, a place for all the extras. Top it off with the convenience of INDOOR TITLED PARKING and your must haves list is complete!

You’ll appreciate the peace of mind that comes with a well-managed building and a healthy reserve fund, all in a location that puts everything you need right at your doorstep. Come in, get comfortable, and discover where your next chapter starts.