

109, 280 Shawville Way SE
Calgary, Alberta

MLS # A2313387



\$319,900

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,104 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 724
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: None

Welcome to one of the largest and most desirable units in the building—an incredibly spacious end-unit condo offering comfort, functionality, and unbeatable access to city amenities. Thoughtfully designed with an open-concept layout, this bright and airy home is filled with natural light throughout. The oversized kitchen is truly the heart of the home, featuring abundant cabinetry, a walk-in pantry, and a seamless connection to both the dining and living areas—ideal for everyday living and entertaining alike. The generous dining space easily accommodates larger gatherings, while the inviting living room is anchored by a stunning gas fireplace with an elegant tile surround and mantle, creating a warm and welcoming atmosphere. Sliding glass patio doors lead to your private outdoor patio, complete with a gas BBQ hookup—perfect for relaxing or summer entertaining. Just off the main living area, a versatile den offers the ideal space for a home office, reading lounge, or creative studio. The spacious primary retreat features a walk-in closet and a private 4-piece ensuite, while a well-sized second bedroom and additional 3-piece bathroom provide comfort and flexibility for guests or family. Additional highlights include a full utility/storage room with a stacked washer and dryer, plus floor-to-ceiling built-in shelving for exceptional organization and storage. Perfectly situated directly across from the LRT station and within walking distance to shopping, restaurants, medical services, entertainment, and recreation facilities, this home offers the ideal blend of convenience and low-maintenance living. Rarely do units of this size and layout become available—an exceptional opportunity for comfortable and connected city living.