



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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 &mdash;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.