



GRASSROOTS
REALTY GROUP

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307, 280 Shawville Way SE
Calgary, Alberta

MLS # A2242291



\$289,900

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	929 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: None

Welcome to this exceptional apartment in the highly sought-after community of Shawnessy! Embracing an expansive open-concept design, this unit offers generous living space and has been refreshed with new paint. Upon entry, you're welcomed by a stylish kitchen featuring contemporary cabinetry, quality appliances, and a convenient breakfast bar—perfect for casual dining or entertaining. The spacious living room is filled with abundant natural light and opens onto your private balcony complete with a natural gas BBQ hookup—ideal for relaxing evenings or weekend gatherings. The generously sized primary bedroom includes a 4-piece ensuite bath and walk-in closet, while the second bedroom, an additional 4-piece bathroom, and a dedicated laundry room provide added functionality and comfort. For convenience, the unit also includes a titled, secure underground parking stall. Enjoy an unbeatable location—just steps from Somerset C-Train Station, shopping centers, YMCA, restaurants, and more. Don't miss this incredible opportunity—book your private showing today!