



GRASSROOTS
REALTY GROUP

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219, 260 Shawville Way SE
Calgary, Alberta

MLS # A2249559



\$360,000

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,021 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: mailbox key, two sets of housekeys, all fobs.

Bright 2-Bedroom End-Unit Condo with Wrap-Around Balcony*** Discover the perfect balance of comfort, convenience and community in this inviting 2-bedroom, 2.5-bathroom condo offering just over 1,000 sq. ft. of thoughtfully designed living space. Located on the second floor, this home provides an added sense of comfort and security while still offering plenty of natural light. As an end unit, it features a large wrap-around balcony with peaceful courtyard views—perfect for enjoying morning coffee, unwinding in the evening, or hosting family and friends outdoors. Both bedrooms are generously sized, each with its own private ensuite bathroom and walk through closets, providing comfort and privacy. A separate powder room adds extra convenience for guests. Recent updates, include newly installed carpet and fresh paint throughout, make this home move-in ready. The kitchen is equipped with new stainless steel appliances, including newer and spacious stainless steel oven and refrigerator. The kitchen is bright and functional, offering ample cabinetry and a breakfast bar, and flows seamlessly into the open-concept living and dining area. The building is well-managed and family-friendly, with reasonable condo fees, secure entry and underground temperature controlled parking. This home is ideally located for families, with a public library, community center, and a local school all within walking distance. Everyday amenities—including shopping, dining, and services—are just minutes away, and the C-Train station is steps from your door, making city travel simple and stress-free. Combining comfort, convenience, and community, this condo is an excellent choice for first-time buyers or young families looking for a home that’s ready to enjoy. Schedule your private viewing today and see all that this home has to offer. Short MLS Listing Bright

and spacious 2-bedroom, 2.5-bath end-unit condo with just over 1,000 sq. ft. on the 2nd floor. Features two private ensuites plus a powder room, new carpet, fresh paint, and a large wrap-around balcony overlooking the quiet courtyard. The kitchen shines with new stainless steel dishwasher and hood fan, newer spacious oven, and generous-sized refrigerator. Well-managed building with reasonable condo fees, secure entry, and temperature controlled underground parking. Family-friendly location steps to a library, community center school, shopping, and the C-Train. Move-in ready!