



GRASSROOTS
REALTY GROUP

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**219, 260 Shawville Way SE
Calgary, Alberta**

MLS # A2274366



\$309,900

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:	Heated 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:	M-C2
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: 2 Sets of Housekeys, All Fobs, Mailbox Keys

Bright End-suite 2 Bed + 2.5 Bath Condo with Huge Wrap-Around Balcony ?? Welcome to this sun-filled, move-in ready 2-bedroom, 2.5-bath end-home with over 1,000 sq. ft. of comfortable living space in a quiet, family-friendly community. Located on the second floor, this corner unit offers extra windows, tons of natural light, and a private wrap-around balcony overlooking a peaceful courtyard—perfect for coffee, relaxing, or entertaining. Both bedrooms come with walk-through closets and private ensuites, giving you great privacy for family, roommates, or guests. A separate powder room adds everyday convenience. Some updates, including new carpet, fresh paint, and stainless-steel appliances—with a new dishwasher and hood fan, plus a newer oven and refrigerator. The bright kitchen has plenty of cabinets and a breakfast bar that opens into the dining and living area, making the space feel open and welcoming. With in-suite laundry and storage. This well-managed building features secure entry, temperature-controlled underground parking, and reasonable condo fees. The location is a big win—walk to the library, community centre, school, shopping, restaurants, movie theatre and the C-Train for easy commuting. ..call for viewing