



GRASSROOTS
REALTY GROUP

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215, 290 Shawville Way SE
Calgary, Alberta

MLS # A2295733

\$274,900



Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	931 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 616
Basement:	-	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Window Coverings

Looking for walking access to Shopping? Restaurants? & London Drugs, Canadian Tire, Boston Pizza and a Tim Hortons within 5 minutes; a Co-op, YMCA & Public Library with 10 | How about easy access to Transit? Somerset-Bridlewood Station for Bus and LRT also within 5 minutes walk | Second Floor, Bright East facing unit with sheltered balcony. Open concept entry gives immediate access to the Kitchen, 2 Closets and In-Suite Laundry/Storage room. Continuous Laminate flooring gives a spacious feel and durability. Kitchen island with raised eating counter adds cooking space and room to hang out with family and friends. The storage options that greeted you at the entrance continues with the walk-thru closet in the Primary Bedroom, leading to the ensuite bathroom. Across the Living Room is the other full bathroom and second bedroom with its own walk-in closet. Walking access to Shopping, Restaurants and Transit offers convenience to leave the car at home in its heated, underground, titled parking. Five minutes driving access to Schools, and Medical services add another layer of convenience & Five minutes drive will also get you down to the Hwy 201 Ring Road for easy access to other parts of the city or Bragg Creek or Canmore or . . . ! Call your favourite Realtor today to book your private viewing appointment.