



**419, 290 Shawville Way SE
Calgary, Alberta**

MLS # A2187414



\$329,900

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	927 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 589
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: None

Welcome home to this sunny top-floor, end-unit 2-bedroom, 2-bathroom condo offering the perfect blend of comfort and convenience. With an open-concept layout and large windows, this home feels bright, airy, and welcoming. The thoughtful design places the bedrooms and bathrooms on opposite sides of the living area, creating an added sense of privacy—ideal for small families, roommates, guests, or a home office setup. The chef-ready kitchen features ample cabinetry, a spacious pantry, and plenty of counter space to meet all your culinary needs. The primary bedroom retreat boasts a walk-through closet and a private 3-piece ensuite, while the second bedroom is conveniently located next to the main 4-piece bathroom and also features its own walk-in closet. Relax and unwind in the spacious living room with a cozy gas fireplace, or step out onto your private balcony to enjoy the sunshine. The laundry room includes a stacked washer and dryer, leaving room for additional storage. Enjoy the benefits of titled heated underground parking, with plenty of underground visitor parking available in the complex’s 25+ heated stalls—perfect for extended stays. Located in the desirable Gateway Shawnessy complex, this home is steps away from everything you need: YMCA, library, movie theatre, grocery stores (Walmart, Co-Op, Safeway, Superstore), London Drugs, Canadian Tire, banks, restaurants, and more! Plus, it’s a short walk to the LRT station, making your commute a breeze. This well-managed complex offers peace of mind with a strong reserve fund. This condo truly has it all. Whether you’re a first-time buyer, downsizing, or looking for a low-maintenance lifestyle, this home is a rare find in a highly sought-after area. Don’t wait—schedule your private viewing today!