



GRASSROOTS
REALTY GROUP

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307, 280 Shawville Way SE
Calgary, Alberta

MLS # A2213030



\$339,990

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:	\$ 605
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, See Remarks		

Inclusions: none

Freshly painted and move-in ready! This bright 2-bedroom, 2-bathroom condo offers 928 sq ft of functional living space backing onto a quiet courtyard. Features include a spacious open kitchen with pantry and breakfast bar, large living room with natural gas BBQ hookup, in-suite laundry, and a tiled heated underground parking stall. The smart split-bedroom layout provides privacy, with the primary bedroom featuring a 4-piece ensuite and dual closets. Enjoy brand new paint throughout, giving the unit a fresh, modern feel. Unbeatable location—steps to Summerset C-Train Station, shopping centers, YMCA, and more. Ideal for homeowners or investors. Best value for a move-in ready condo—book your showing today!