

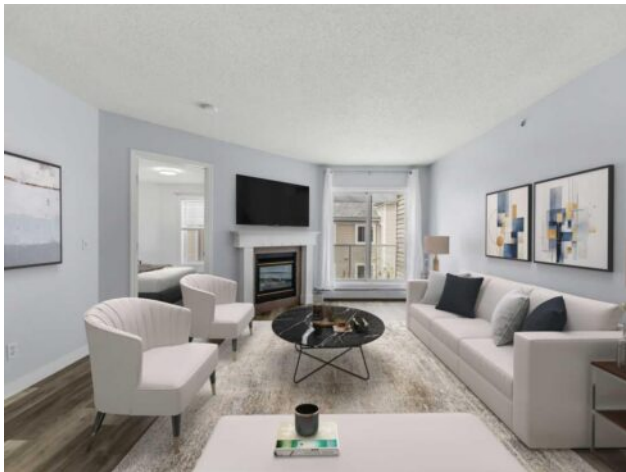


GRASSROOTS
REALTY GROUP

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410, 290 Shawville Way SE
Calgary, Alberta

MLS # A2309777



\$279,999

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	892 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 585
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NA

JUST FULLY PAINTED AND NEW KITCHEN BACKSPLASH INSTALLED (JUNE 26TH) Welcome to this renovated TOP FLOOR 2 bedrooms + 2 full bathrooms Condo in an Unbeatable Location with elevator access! Looking for a LARGE, PET-FRIENDLY place to call home that's surrounded by everyday conveniences? You've found it! This bright and spacious 2 bed, 2 bath home is not only BUDGET-FRIENDLY & it's nestled in one of the most convenient and connected spots in the city! Just steps from major retailers like Walmart, Superstore, Safeway, and Canadian Tire, plus ENDLESS OPTIONS for coffee, dining, a movie night out, or a workout at the YMCA. Commuting is a breeze with the LRT station just a short walk away, and nearby schools make it an excellent option for families as well. Whether you're a first-time buyer, investor, or looking for a roommate-friendly layout, this one checks all the boxes. This pristine condition updated condo comes with a soothing gas fireplace facing west including titled underground parking! Inside, you will find a functional and contemporary condo with an open plan featuring a spacious living room (New vinyl plank flooring) and large windows extending to the dining area and galley style kitchen featuring a pantry and good counter and cabinet space! The 2 bedrooms are good sized and the master has it's own private ensuite bath! There is also a second bedroom and another full bath. Outside, enjoy BBQ's on the west facing deck! You'll also love the OVERSIZED LAUNDRY AND STORAGE room—so much space for all the extras you don't want cluttering up your living areas! Top it off with the convenience of INDOOR TITLED PARKING and your must haves list is complete! This is a well-managed building in a location that truly has it all—at a price that's hard to beat. So bring your

pets, pack your bags, and come see why this condo is the perfect place to start your next chapter!