



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

409, 290 Shawville Way SE
Calgary, Alberta

MLS # A2327166



\$288,000

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	927 sq.ft.	Age:	2000 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	-	Condo Fee:	\$ 601
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Unbeatable pricing, convenient location for this spacious, quiet top floor 2 bedroom, 2 bathroom apartment is everything that you are looking for! With no neighbors above and unobstructed view well maintained home offers peaceful living alongside a bright, functional open concept layout. The inviting living room features a cozy gas fireplace and is filled with natural light from large windows and patio doors that open onto your private balcony. The stylish kitchen boasts a central island with an eating bar, pantry storage, and plenty of cabinet and counter space – perfect for both daily meals and entertaining. One of the standout features is the thoughtful separation layout between bedrooms, providing added privacy for guests, family members, or those working from home. The spacious primary suite includes a walk-through closet and a private 3-piece ensuite, while the second bedroom with large walk in closet sits conveniently beside the full 4 pieces main bathroom. Oversized in unit laundry room can accommodate many storage space. Additional perks include a titled heated underground parking stall, secured visitors parkings and bicycle storage. Plus, you're just steps from the Somerset/Bridlewood LRT Station and directly across from Shawnessy Village Shopping Centre and groceries including Superstore, Walmart, HomeDepot, Dollarma, YMCA and Calgary Public Library. Quick access to Macleod Trail and Stoney Trail makes easy commute in the city. This exceptional value property is ideal for the first time buyer, growing family, downsizer or investor.