



GRASSROOTS
REALTY GROUP

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209, 260 Shawville Way SE
Calgary, Alberta

MLS # A2329593



\$283,800

Division:	Shawnessy		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Oversized, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 632
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), Elevator, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

JUST LISTED! ***OPEN HOUSE SUNDAY July 19th from 12-2pm*** This 2-bedroom condo in Shawnessy stands out with an oversized titled underground parking stall near the elevator, a separate titled storage locker, and an exceptional location close to the Somerset-Bridlewood CTrain station, recreation, fitness, shopping, dining, schools, parks, and everyday services. The result is less time commuting, fewer errands by car, easier winter mornings, and more time to enjoy your home and lifestyle. Offering approximately 940 sq. ft. of bright, thoughtfully planned living space, this well-maintained condo features a smart split-bedroom layout that places the bedrooms on opposite sides for greater privacy. The spacious primary bedroom includes a walk-in closet and private 4-piece ensuite, while the second bedroom also offers a walk-in closet and convenient access to the second full bathroom. This flexible design works beautifully for a professional couple, first-time buyer, roommate arrangement, home office, guest room, or single-level lock-and-leave lifestyle. The open kitchen includes a central island with breakfast-bar seating, a pantry, professionally refinished cabinetry, and stainless steel appliances, while the west-facing living and dining area welcomes abundant natural light. A separate in-suite laundry room provides additional storage for household essentials and seasonal items. Updated carpet and linoleum flooring, professional painting, and a complete professional cleaning make the home ready for immediate possession. What makes this **2-bedroom condo in Shawnessy** especially compelling is the combination of space, privacy, secure parking, valuable storage, and everyday convenience. Few competing condos offer all of these features together in such a connected South Calgary location. Priced at \$283,900, this is an opportunity to own a quality, well-designed

home where the location works just as hard as the floor plan. Unit is now Vacant and quick possession before summer ends is available (Some photos virtually staged with AI). SAVE More Time. ENJOY this Convenient LOCATION + Oversized Titled Parking + Storage + all Amenities! CALL to book your showing and start LIVING here today!!!