

121, 290 Shawville Way SE  
Calgary, Alberta

MLS # A2228734



## \$299,900

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 604
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** N/A

Welcome to this meticulously maintained 2-bedroom, 2-bathroom gem in the heart of Shawnessy! END UNIT | TITLED PARKING | WALK ACROSS THE STREET TO LRT! Spanning over 940 sqft of thoughtfully designed living space, this south-facing, ground-level condo invites you into comfort. The spacious open-concept layout flows seamlessly into the kitchen. The south-facing exposure floods the unit with natural light throughout the day, creating a warm and inviting atmosphere. Step out onto the private patio &mdash;a serene spot for morning coffee or evening relaxation. This turnkey unit is ideally located, just steps from the Shawnessy LRT station, making your commute effortless. Whether you're a first-time buyer, downsizing, or looking for a smart investment, this property offers exceptional value in a vibrant community.