



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

219, 260 Shawville Way SE
Calgary, Alberta

MLS # A2249559



\$336,900

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MC-2
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: mailbox key, two sets of housekeys, all fobs.

Bright and spacious 2-Bedroom End-Unit Home, with Wrap-Around Balcony ?? Welcome to this beautifully updated 2-bedroom, 2.5-bath condo offering over 1,000 sq. ft. of inviting living space in a quiet, family-friendly community. Positioned on the second floor, this desirable end unit enjoys extra windows, abundant natural light, and a private wrap-around balcony overlooking a peaceful courtyard — perfect for morning coffee or evening relaxation. Both bedrooms feature their own walk-through closets and private ensuites, creating ideal comfort and privacy for family or guests. A separate powder room adds extra convenience. Recent upgrades include new carpet, fresh paint, and stainless-steel appliances — including a new dishwasher and hood fan, plus a spacious newer oven and refrigerator. The bright kitchen offers ample cabinetry and a functional layout with a breakfast bar that opens seamlessly to the dining and living area — perfect for entertaining. Enjoy peace of mind in this well-managed building with secure entry, temperature-controlled underground parking, and reasonable condo fees. The location truly has it all — just steps from the public library, community center, school, shopping, dining, and the C-Train station for easy commuting. Move-in ready and thoughtfully maintained, this home delivers the perfect blend of comfort, convenience, and value. Don’t miss your chance to make it yours — book your private showing today!