

\$284,900 - 117, 260 Shawville Way Se, Calgary

MLS® #A2269505

\$284,900

2 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

Welcome home to comfort and convenience in the heart of Shawnessy. If you're looking for a spacious, PET-FRIENDLY home with every amenity at your doorstep, this is the one. This bright 2 BEDROOM, 2 BATHROOM condo offers exceptional value in one of the most walkable and connected areas of the city. You're just steps from Walmart, Superstore, Safeway, Canadian Tire, movie theatres, caf  s, restaurants, and the YMCA. With the Somerset/Shawnessy LRT Station a short walk away, commuting is effortless   whether you're heading downtown, to school, or across the city.

CONDO FEES INCLUDE HEAT AND WATER, adding everyday affordability to the lifestyle here.

With parks, schools, and endless amenities nearby, this layout works beautifully for first-time buyers, downsizers, investors, or a roommate setup   a truly versatile home that checks all the boxes.

Inside, the open-concept layout creates a comfortable flow through the kitchen, dining, and living spaces. Laminate flooring adds warmth underfoot, while the kitchen island with breakfast bar makes the perfect spot for morning coffee or casual conversation. A corner pantry provides extra storage, and the dining area easily accommodates a full-sized table for hosting. Step out to your covered



patio with a BBQ gas line, offering a convenient and pet-friendly outdoor space to unwind.

The primary suite offers plenty of room for a king bed and features its own private ensuite for added comfort and convenience. The second bedroom is ideal for guests, a roommate, or a dedicated home office. Plus, the oversized laundry and storage room gives you space for everything you donâ€™t want out in the openâ€”finally, a place for all the extras.

Top it off with the convenience of INDOOR TITLED PARKING and your must haves list is complete!

Youâ€™ll appreciate the peace of mind that comes with a well-managed building and a healthy reserve fund, all in a location that puts everything you need right at your doorstep. Come in, get comfortable, and discover where your next chapter starts.

Built in 2001

Essential Information

MLS® #	A2269505
Price	\$284,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	117, 260 Shawville Way Se
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3Z6

Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Private Entrance
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Additional Information

Date Listed	November 8th, 2025
Days on Market	8
Zoning	M-C2

Listing Details

Listing Office	Comox Realty
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