\$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, cafés, restaurants, and the YMCA. With the Somerset/Shawnessy LRT Station a short walk away, commuting is effortlessâ€"whether you're heading downtown, to school, or across the city.

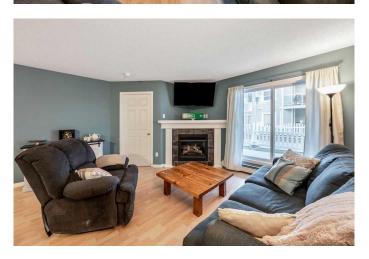
CONDO FEES INCLUDE HEAT AND WATER, adding everyday affordability to the lifestyle here.

With parks, schools, and endless amenities nearby, this layout works beautifully for first-time buyers, downsizers, investors, or a roommate setupâ€"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 don'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!

You'II 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

Zoning M-C2

Listing Details

Listing Office Comox Realty

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