

# \$399,900 - 95, 200 Shawnessy Drive Sw, Calgary

MLS® #A2250524

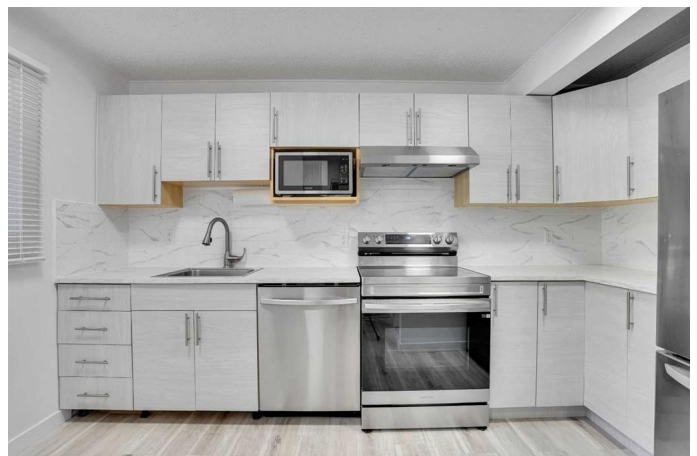
**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,114 sqft  
Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

**PREPARE TO BE AMAZED!**

This **STUNNING**, fully **FURNISHED**, and **UPDATED** 2 bedroom, 1.5 bathroom townhouse is situated in the highly sought-after community of Shawnessy. Upon entering, you'll notice the pride of ownership evident throughout, with a flowing layout, designated dining area, spacious living room featuring a wood-burning fireplace and modern TV accent wall. The kitchen boasts new stainless steel appliances and ample beautiful cabinetry. Patio doors lead to a private, fenced backyard, offering endless possibilities for outdoor living. A convenient powder room completes the main level. The upper level features two generously sized bedrooms and a four-piece bathroom. The developed basement currently is utilized as a fully functional bedroom with closet, which can easily be transformed into a recreation room. This well-managed, pet-friendly complex has undergone recently significant improvements and is located mere steps from schools, Fish Creek pathways, parks, LRT, and shopping. Don't miss this incredible opportunity to own a home in a fantastic location – schedule your private showing today!



Built in 1981

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2250524  |
| Price  | \$399,900 |

|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,114         |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 95, 200 Shawnessy Drive Sw |
| Subdivision | Shawnessy                  |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T2Y 1G8                    |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Parking, Park   |
| Parking Spaces | 1               |
| Parking        | Stall, Assigned |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                                                       |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Living Room, Wood Burning                                                             |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Back Yard                |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 48                |
| Zoning         | M-C1 d41          |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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