95, 200 Shawnessy Drive SW
Calgary, Alberta

MLS # A2250524

$399,900

Division:	Shawnessy		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,114 sq.ft.	**Age:**	1981 (44 yrs old)
Beds:	2	**Baths:**	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 430
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-C1 d41
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: Curtains and rods are included, Furniture is for sale

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!