

# **\$347,990 - 23, 200 Shawnessy Drive Sw, Calgary**

MLS® #A2205431

**\$347,990**

2 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

Openhouse sat. Apr. 12 1-4pm, This stunning townhome in Shawnessy offers an incredible combination of comfort and convenience. New flooring New painting and condo fee including water. The entire house is adorned with vinyl plank flooring, creating a modern and seamless feel throughout. The open floor plan maximizes space and enhances the airy ambiance, while the kitchen stands out with its practical layout, featuring ample cabinets to keep everything organized and tidy. The living room is a cozy retreat, featuring a corner wood-burning fireplace that faces a lush green space, offering serene views. The dining area is connected to a sliding door that opens onto a sunlit balcony, perfect for enjoying peaceful mornings or bright afternoons.

On the upper level, this home boasts two spacious bedrooms and a full bathroom. The primary bedroom features a walk-in closet that provides ample storage space. The fully finished basement is versatile and ideal for family activities or hosting guests, with a recreation room designed for comfort and entertainment. The location of this townhome is exceptional, being just steps away from essential amenities. It's a mere 30-meter walk to an elementary school and 800 meters to a junior high school, making it ideal for families. Shawnessy LRT Station is only a five-minute walk away, providing convenient access to transit. Additionally, grocery stores, restaurants, and other daily conveniences are



within walking distance. For further shopping and entertainment, Shawnessy Shopping Village is just a six-minute drive away, offering amenities such as the YMCA, library, cinemas, and more. The property is also less than a 20-minute drive to downtown and provides quick access to Deerfoot Trail and Stoney Trail. Don't miss this outstanding opportunity to make this townhome your new home. Schedule a showing today!

Built in 1981

**Essential Information**

MLS® #	A2205431
Price	\$347,990
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,053
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	23, 200 Shawnessy Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1G8

**Amenities**

Amenities	Visitor Parking
Parking Spaces	1

Parking	Stall
---------	-------

## Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
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	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 6th, 2025
Days on Market	12
Zoning	M-C1

## Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.