

**93, 200 Shawnessy Drive SW
Calgary, Alberta**

MLS # A2175261



\$299,900

Division:	Shawnessy		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,053 sq.ft.	Age:	1981 (43 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: n/a

Welcome to this spacious and budget-friendly two-story townhome! As you enter, you'll be greeted by a tiled front entry that leads to an inviting open main floor featuring beautiful hardwood floors. Enjoy cozy evenings by the rare wood-burning fireplace, or step through the sliding patio doors to your private west-facing balcony. The functional galley kitchen is highlighted by modern stainless steel appliances, perfect for any home chef. Completing the main level is a convenient powder bath. Upstairs, you'll find two well-sized bedrooms, along with an updated 4-piece bathroom. The master bedroom boasts a large walk-in closet for all your storage needs. The basement is partially developed and includes a flexible rec room, laundry room, and two separate storage areas. Located just minutes from schools, parks, public transit, restaurants, pubs, Fish Creek Park pathways, and a variety of shopping options, this home offers excellent accessibility. Whether you're seeking affordable living or a fantastic revenue property, this townhome is a must-see!