

**105, 200 Shawnessy Drive SW  
Calgary, Alberta**

**MLS # A2176246**



**\$370,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,097 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Secluded		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** n/a

\*\*\*OPEN HOUSE: SATURDAY NOV 2, 1-3PM\*\*\* Opportunity awaits in this updated & inviting 2-bedroom, 1.5-bathroom two-storey townhome with your own private fenced back yard in the established community of Shawnessy. Incredible value, convenience, and a low-maintenance lifestyle in the highly desirable Shawnessy Court complex. Step into the bright open front foyer that leads to a well-appointed kitchen equipped with ample, newer soft-close cabinet space, with natural light from the large front window and entryway. The spacious oversized dining area is perfect for family gatherings, easily accommodating a large table. The layout flows seamlessly into the large open living area, highlighted by a well positioned wood burning fireplace. Sliding glass doors open to your fully fenced, private backyard, ideal for outdoor entertaining or relaxation. An updated 2-piece bathroom conveniently completes the main level. Upstairs, discover two generously sized bedrooms, each with spacious closets, and an updated 4-piece bathroom. The basement offers endless possibilities for entertainment—think home theatre, game area, playroom, or gym! This well-managed, pet-friendly complex is just steps away from schools, Fish Creek pathways, LRT and shopping. Don't miss out on this home in a fantastic location—schedule your showing today and envision the possibilities!