

# \$414,900 - 95, 200 Shawnessy Drive Sw, Calgary

MLS® #A2250524

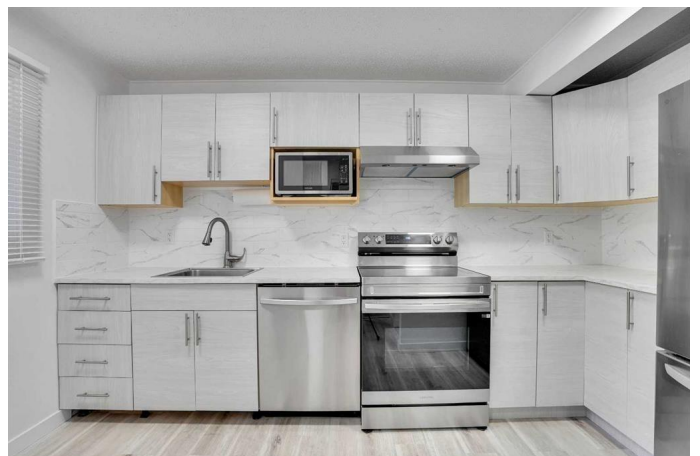
**\$414,900**

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	\$414,900

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	Park, Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Electric Range
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
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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	12
Zoning	M-C1 d41

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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