

# \$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 13

Zoning M-C1

## Listing Details

Listing Office Homecare Realty Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.