

# \$399,900 - 95, 200 Shawnessy Drive Sw, Calgary

MLS® #A2250524

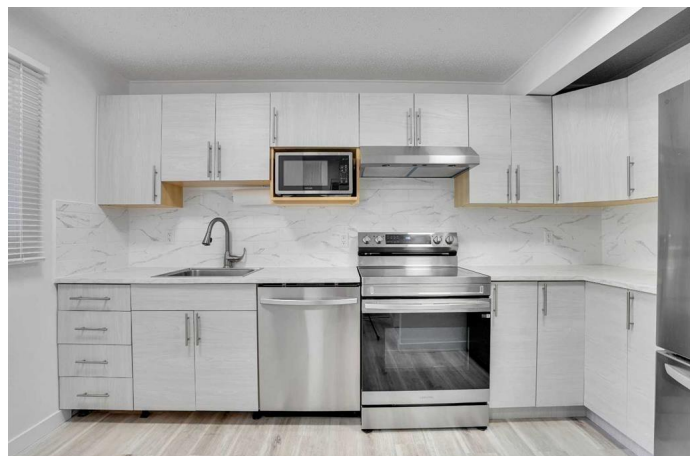
**\$399,900**

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  | \$399,900 |

|                |               |
|----------------|---------------|
| 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      | Parking, Park   |
| Parking Spaces | 1               |
| Parking        | Stall, Assigned |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                                                       |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| 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 |
|-------------------|--------------|

|                 |                          |
|-----------------|--------------------------|
| 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 | 56                |
| Zoning         | M-C1 d41          |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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.