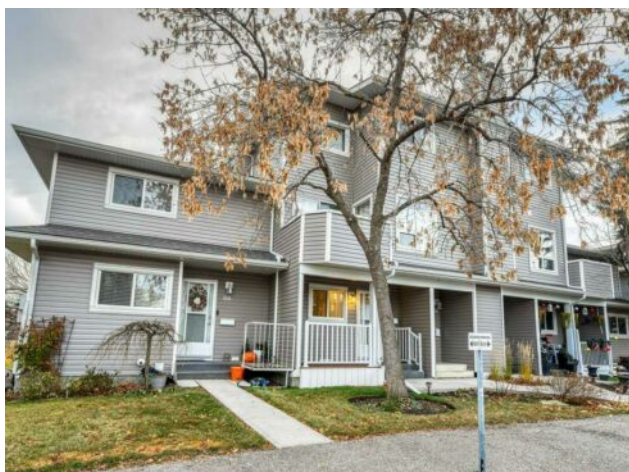


65, 200 Shawnessy Drive SW  
Calgary, Alberta

MLS # A2178430



## \$389,900

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,122 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>	Backs on to Park/Green Space, Greenbelt, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 430
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<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>	Open Floorplan		

**Inclusions:** Shed

Welcome to this beautiful townhome in Shawnessy Court, where functionality and charm blend seamlessly in a spacious two-storey layout. Enjoy the outdoors with three delightful spaces, starting with the front verandah, crafted from durable composite material—an ideal spot to relax with your morning coffee. The main-level balcony offers serene park views, while the walk-out basement leads to a sunny, south-facing patio, also made from composite, providing a low-maintenance space that’s partially covered and fenced for privacy. Plus, a handy shed in the yard ensures your outdoor area stays neat and organized. Inside, the updated kitchen is a stylish hub, complete with an inviting eat-up bar that’s perfect for casual meals or lively conversations. This space flows effortlessly into the dining area, setting the stage for dinner parties or family gatherings. Beyond, the bright and spacious living room awaits, where natural light pours in, and a charming wood-burning fireplace beckons for cozy nights in. The main floor also includes a convenient powder room, ensuring a space for both everyday living and entertaining guests. Upstairs, two generously sized bedrooms and a full four-piece bathroom provide comfortable living space. The versatile walk-out basement adds even more possibilities—whether you envision a recreation room, an entertainment space, an extra bedroom, or a cozy home office, this flexible area can adapt to fit your lifestyle needs. Situated in the vibrant heart of Shawnessy, this townhome is surrounded by amenities. You’ll be just steps from scenic pathways, parks, schools, the LRT, and a variety of shopping and dining options. Don’t miss the chance to make this inviting townhome yours!