

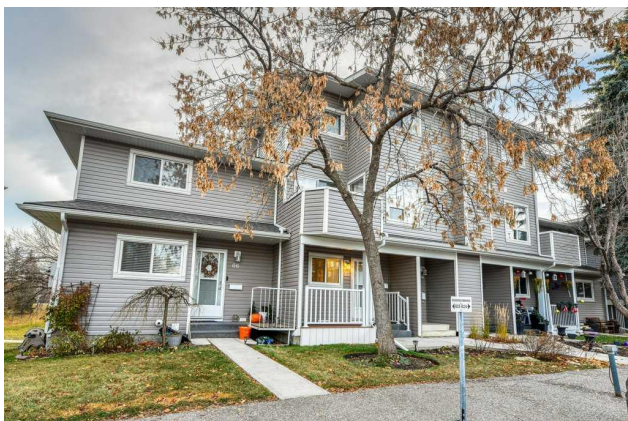


THE
A-TEAM

**RE/MAX
FIRST**

200 SHAWNESSY Drive #65, Calgary T2Y 1G8

MLS®#: **A2178430** Area: **Shawnessy** Listing Date: **11/13/24** List Price: **\$389,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **1,122**
 Low Sqft:
 Ttl Sqft: **1,122**

DOM
7
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **1**
 Garage Sz:

Backs on to Park/Green Space, Greenbelt, Landscaped Stall

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Laminate, Tile**
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	2`11" x 7`5"	Dining Room	Main	13`3" x 12`11"
Kitchen	Main	7`4" x 12`7"	Living Room	Main	20`6" x 10`11"
4pc Bathroom	Second	8`11" x 4`11"	Bedroom	Second	10`2" x 12`4"
Bedroom - Primary	Second	9`11" x 12`10"	Laundry	Basement	9`2" x 6`4"
Game Room	Basement	13`8" x 11`2"	Walk-In Closet	Basement	5`9" x 11`1"

Legal/Tax/Financial

Condo Fee:
\$430

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8211288**

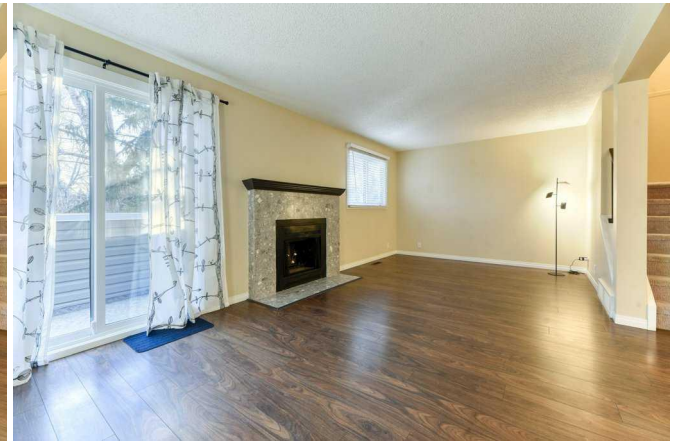
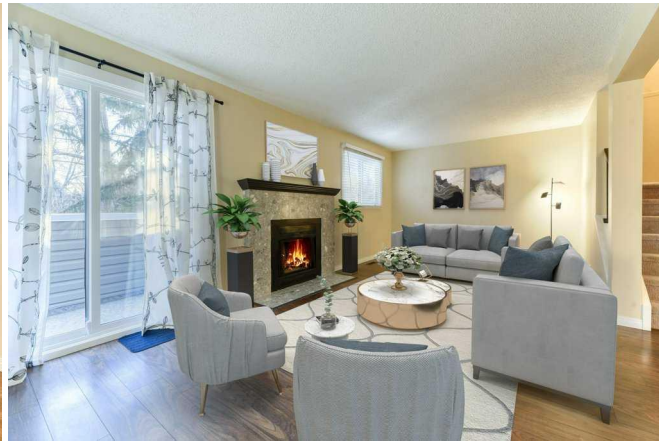
Remarks

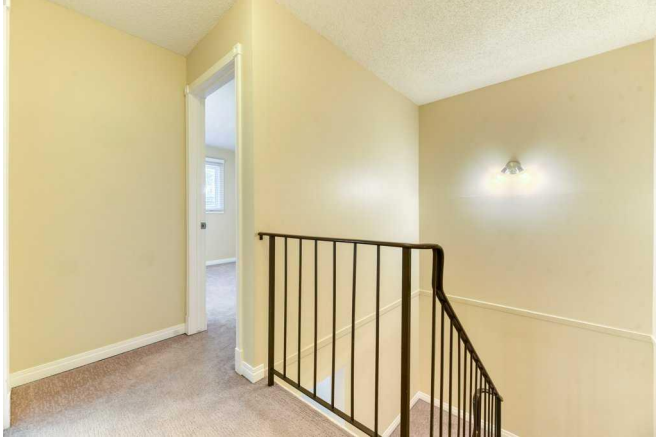
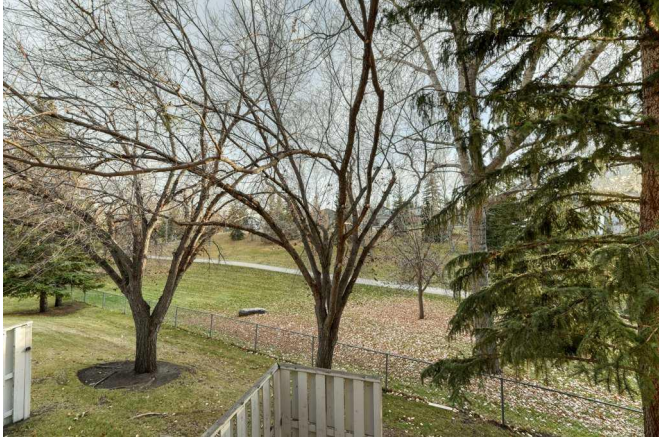
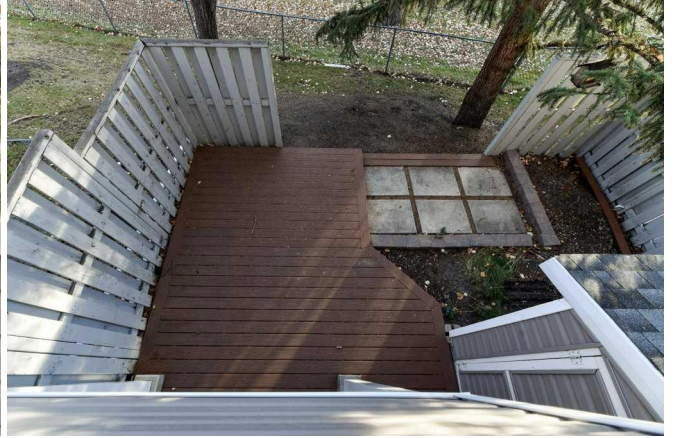
Pub Rmks: **Welcome to this beautiful townhome in Shawnessy Court, where functionality and charm blend seamlessly in a spacious two-storey layout. Enjoy the outdoors with three delightful spaces, starting with the front verandah, crafted from durable composite material—an ideal spot to relax with your 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!**

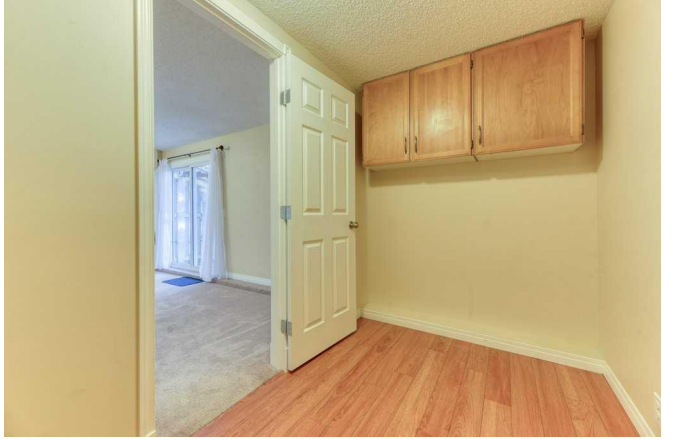
Inclusions:
Property Listed By: **Shed
RE/MAX Complete Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











65-200 Shawnessy Dr SW, Calgary, AB

Main Floor Exterior Area 895.77 sq ft
Interior Area 631.79 sq ft



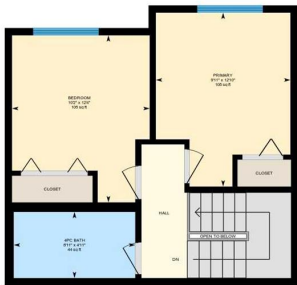
PREPARED: 2024/11/12



White regions are excluded from total floor area in iGUEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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3rd Floor Exterior Area 420.72 sq ft
Interior Area 382.15 sq ft
Excluded Area 1.40 sq ft



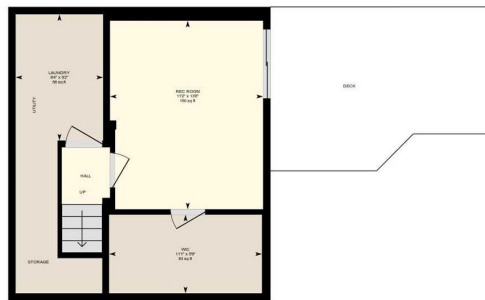
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Basement (Below Grade) Exterior Area 650.00 sq ft
Interior Area 358.65 sq ft



PREPARED: 2024/11/12



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