

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



eral Information				DOM	
o Type:	Residential			38	
Type:	Row/Townhouse			Layout	
/Town:	Calgary	Finished Floor Ar	ea	Beds:	2 (2)
r Built:	1981	Abv Sqft:	1,122	Baths:	1.5 (1 1)
Information		Low Sqft:		Style:	2 Storey
Sz Ar:		Ttl Sqft:	1,122		
Shape:				Parking	
				Ttl Park:	1
				Garage Sz:	-
ess:					
Feat:	Backs on to Park/Green Space,Greenbelt,Landscaped				
k Feat:	Stall				

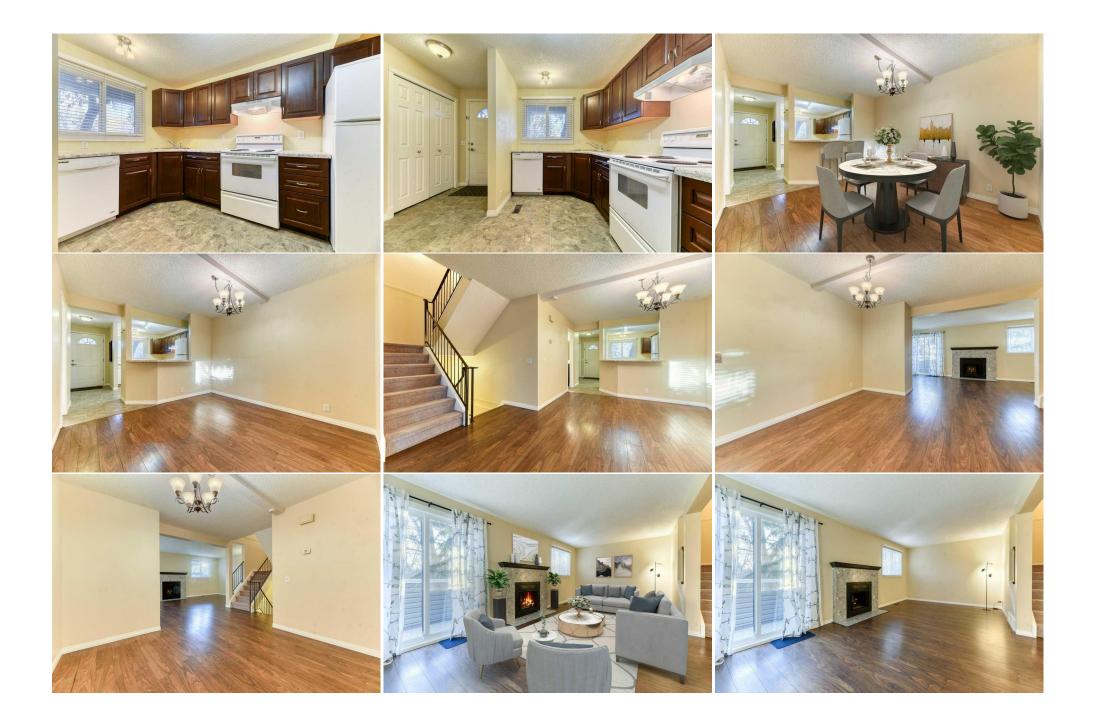
Utilities and Features

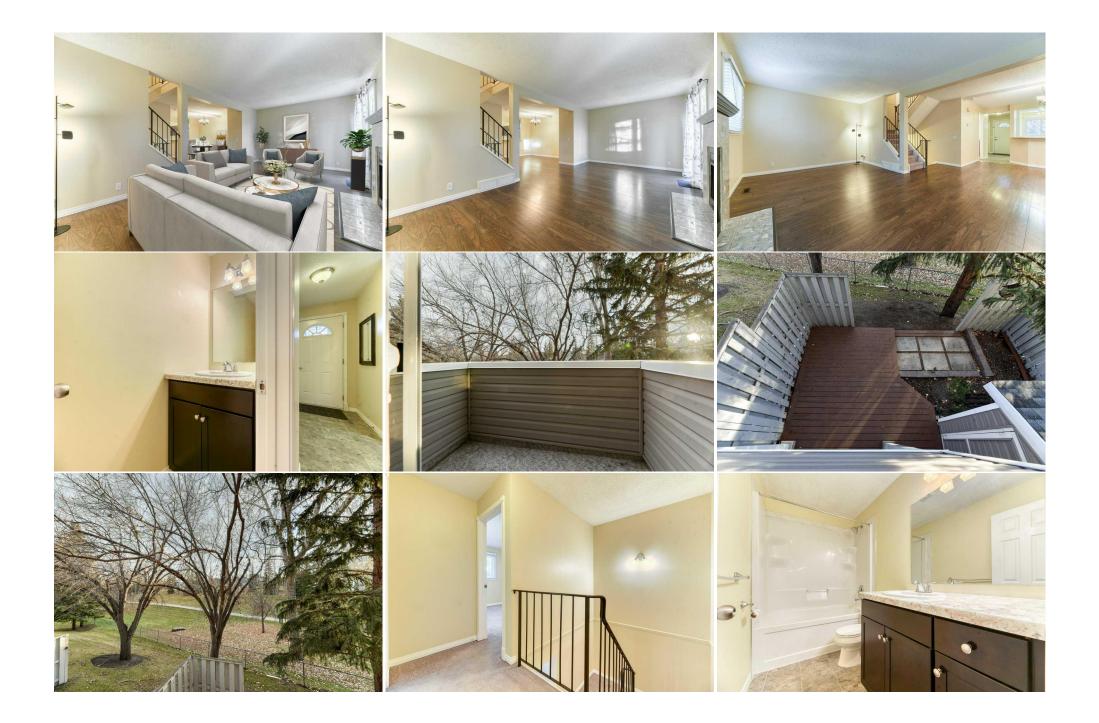
Roof: Heating: Sewer:	Asphalt Shingle Forced Air)		Construction: Vinyl Siding,Wood Fram Flooring:	16			
Ext Feat: Kitchen Appl:	Balcony	Carpet,Laminate,Tile Water Source: Fnd/Bsmt: Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings						
Int Feat: Utilities:		Open Floorplan	Open Floorplan Room Information					
Room 2pc Bathroom Kitchen 4pc Bathroom Bedroom - Prin Game Room		Level Main Main Second Second Basement	Dimensions 2`11" x 7`5" 7`4" x 12`7" 8`11" x 4`11" 9`11" x 12`10" 13`8" x 11`2"	Room Dining Room Living Room Bedroom Laundry Walk-In Closet Legal/Tax/Financial	<u>Level</u> Main Main Second Basement Basement	Dimensions 13`3" x 12`11" 20`6" x 10`11" 10`2" x 12`4" 9`2" x 6`4" 5`9" x 11`1"		

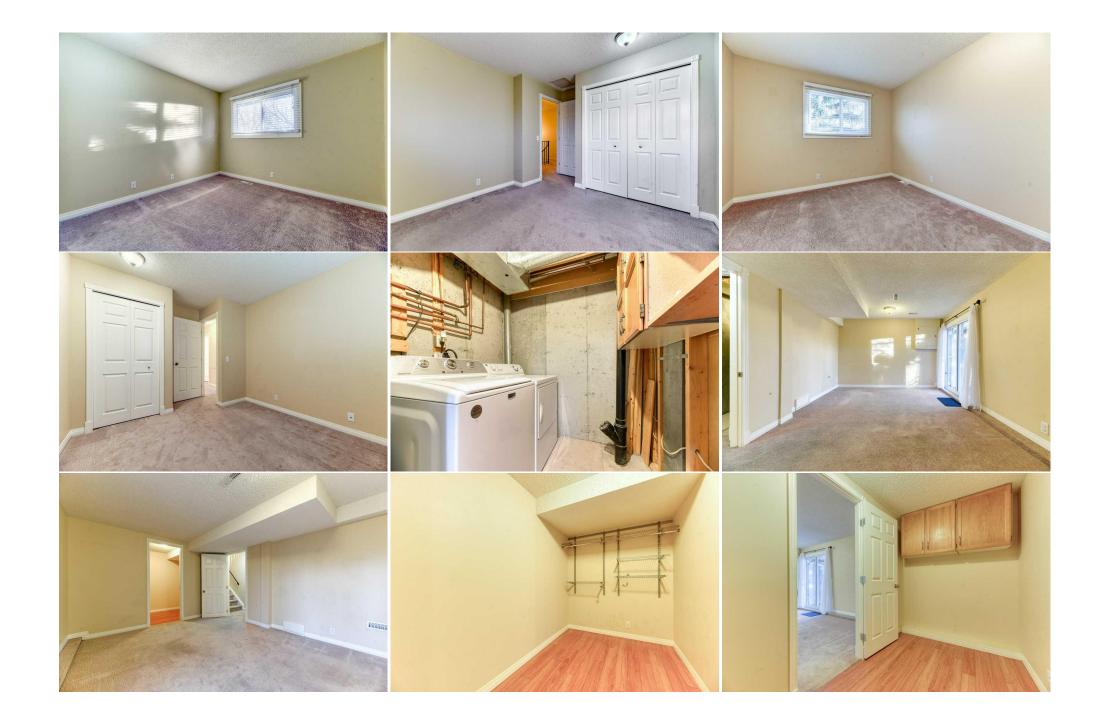
Condo Fee: \$430	Title: Fee Simple Fee Freq: Monthly	Zoning: M-C1
Legal Desc:	8211288 Remarks	
Pub Rmks: Inclusions: Property Listed By:	three delightful spaces, starting with the front verandah, crafted from balcony offers serene park views, while the walk-out basement leads that's partially covered and fenced for privacy. Plus, a handy shed in stylish hub, complete with an inviting eat-up bar that's perfect for cas stage for dinner parties or family gatherings. Beyond, the bright and fireplace beckons for cozy nights in. The main floor also includes a co Upstairs, two generously sized bedrooms and a full four-piece bathroo possibilities—whether you envision a recreation room, an entertainme	ionality and charm blend seamlessly in a spacious two-storey layout. Enjoy the outdoors with durable composite material—an ideal spot to relax with your morning coffee. The main-level to a sunny, south-facing patio, also made from composite, providing a low-maintenance space he yard ensures your outdoor area stays neat and organized. Inside, the updated kitchen is a ual meals or lively conversations. This space flows effortlessly into the dining area, setting the spacious living room awaits, where natural light pours in, and a charming wood-burning evenient powder room, ensuring a space for both everyday living and entertaining guests. In provide comfortable living space. The versatile walk-out basement adds even more nt space, an extra bedroom, or a cozy home office, this flexible area can adapt to fit your nome is surrounded by amenities. You'll be just steps from scenic pathways, parks, schools, chance to make this inviting townhome yours!

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













65-200 Shawnessy Dr SW, Calgary, AB



