

**84, 200 Shawnessy Drive SW
Calgary, Alberta**

MLS # A2230757



\$348,800

Division:	Shawnessy		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,052 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.00 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 411
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d41
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Condominium complex of Shawnessy Court. This 3-level stacked townhouse features new carpet in the living and dining room along with carpet. Tile in the full service kitchen. A half-bath off the living room and a wood-burning fireplace rounds out the second floor as we move to the two bedrooms upstairs. The master bedroom is spacious and includes a huge walk-in closet, while the second bedroom has hardwood floors. The 4 piece bath upstairs has modern fixtures and tile floors. Look out over the lovely central green space from the private balcony off the dining room. All windows and doors are new as well as new sidings in the complex. The unfinished basement has lots of room for storage with built-in shelves alongside the in-suite washer and dryer. Shawnessy Court backs onto Shawinigan Park, which includes bike paths, tennis courts, and schools. 5 minute walk to the Shawnessy LRT station and nearby Shawville Blvd will fulfill all your shopping needs.