



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**43, 200 Shawnessy Drive SW
Calgary, Alberta**

MLS # A2222263



\$329,900

Division:	Shawnessy		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,110 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork	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:	No Smoking Home		

Inclusions: Firewood

Why pay rent when you can own your own townhome that is well maintained both inside and outside. Inviting entrance allows even for some seating. Upstairs is extremely bright with large windows, quaint balcony to enjoy the outdoors and a cozy woodburning fireplace. Freshly painted, good sized dining room, kitchen, and powder room. Kitchen has newer countertops, newer double sink, faucet and appliances, newer hunter douglas blinds, newer plank and cork flooring, newer high efficiency furnace and hot water tank. Up another flight of stairs is a huge primary bedroom with a massive closet and another large secondary bedroom and the 4pc bathroom. Basement is unfinished awaiting your personal touches. This unit backs onto a green space, pathways and is surrounded by nature. The complex is extremely well maintained with newer siding, windows and roof. Great location walking distance to 2 elementary schools and 1 junior high, close to popular Shawnessy Community Center, LRT, shopping and transit. This is a great investment in both real estate and lifestyle.