



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2281896**



**\$329,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Shawnessy                          |               |                   |
| <b>Type:</b>     | Residential/Five Plus              |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                 |               |                   |
| <b>Size:</b>     | 1,096 sq.ft.                       | <b>Age:</b>   | 1981 (45 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> | Cul-De-Sac, Front Yard, Many Trees |               |                   |

|                    |                                    |                   |          |
|--------------------|------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas            | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Cork         | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                    | <b>Condo Fee:</b> | \$ 439   |
| <b>Basement:</b>   | Full                               | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding                       | <b>Zoning:</b>    | M-C1 d41 |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Smoking Home, Walk-In Closet(s) |                   |          |

**Inclusions:** NA

Step into an inviting entrance that offers space for seating and a warm, welcoming feel. Upstairs, you'll be impressed by the exceptionally bright living area, enhanced by large windows, a quaint balcony perfect for enjoying the outdoors, and a cozy wood-burning fireplace—ideal for relaxing evenings. The main living level has been freshly painted and features a well-sized dining area, functional kitchen, and convenient powder room. The kitchen has seen numerous updates, including newer countertops, double sink, faucet, appliances, Hunter Douglas blinds, and stylish plank and cork flooring. Additional upgrades include a newer high-efficiency furnace and hot water tank, adding comfort and peace of mind. Up another level, you'll find a spacious primary bedroom with a massive closet, a generous secondary bedroom, and a full 4-piece bathroom. The unfinished basement provides a blank canvas, ready for your personal touches and future development. Backing directly onto green space and pathways, this home is surrounded by nature, offering a peaceful and private setting. The complex itself is extremely well maintained, with newer siding, windows, and roof. The location is hard to beat—within walking distance to two elementary schools and one junior high, and just minutes from the Shawnessy Community Centre, LRT, shopping, and transit. This is a fantastic opportunity to own a move-in-ready townhome in a well-managed complex and a family-friendly community.