



**15, 200 Shawnessy Drive SW  
Calgary, Alberta**

**MLS # A2282525**

**\$374,998**



<b>Division:</b>	Shawnessy	
<b>Type:</b>	Residential/Five Plus	
<b>Style:</b>	2 Storey	
<b>Size:</b>	1,128 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>	Back Yard	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 484
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d41
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

**ATTENTION INVESTORS & FIRST-TIME BUYERS!** Fantastic opportunity to own a 2-bedroom, 1.5-bath townhome in the highly sought-after community of Shawnessy—just steps from the C-Train, schools, parks, Fish Creek pathways, and shopping. This well-managed, pet-friendly complex has undergone major upgrades, including new siding, doors, windows, and a newer roof, offering peace of mind for years to come. Pride of ownership shines throughout this bright and functional home, featuring a flowing layout with a dedicated dining area and a spacious living room highlighted by laminate flooring and a cozy wood-burning fireplace. The kitchen offers classic oak cabinetry and opens to patio doors leading to your private, fully fenced, newly landscaped backyard—complete with patio and grass area. Backing directly onto a school field, the yard provides added privacy and open views rarely found at this price point. A convenient main-floor powder room completes this level. Upstairs, you'll find two generously sized bedrooms and a full 4-piece bathroom. The fully finished basement adds valuable living space with a large recreation area and laundry, perfect for a home office, gym, playroom, or additional storage. Located in one of Southwest Calgary's most desirable neighborhoods, with excellent schools, transit access, and everyday amenities nearby—this is an incredible opportunity you don't want to miss. ?? Call today to book your private showing!