

# \$399,900 - 62, 200 Shawnessy Drive Sw, Calgary

MLS® #A2209678

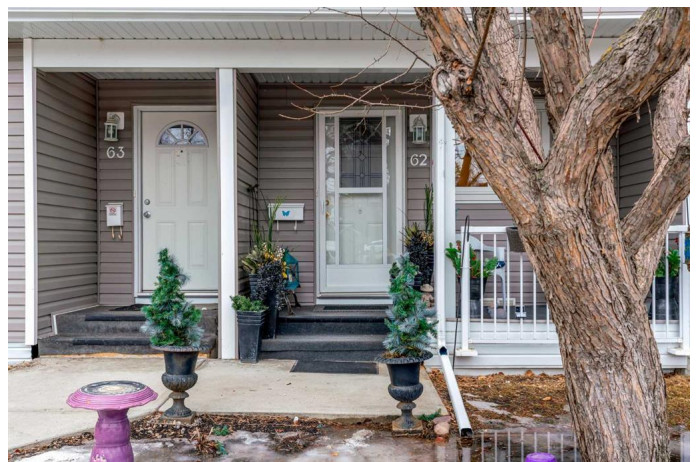
**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,133 sqft

Residential on 0.00 Acres

Shawnessy, Calgary, Alberta

Exceptional, fully finished 2-storey walkout backing south onto a green space with an extensive walking path and soaring trees. Phenomenally located within walking distance to the C-train station, the movie theatre, great schools and seemingly endless amenities throughout Shawnessy's expansive shopping and dining district. Then come home to a quiet sanctuary with 3 separate outdoor spaces. The front porch greets guests and entices peaceful morning coffees. A huge closet off the front entry easily tucks away jackets, shoes and bags keeping the foyer free of clutter. White and neutral, the kitchen is well laid out with loads of cabinets and countertop space for creating delectable dishes with plenty of room to gather in the separate dining room. The living room invites you to put your feet up and unwind in front of the wood burning fireplace flanked by windows. Patio sliders lead to the balcony overlooking the park. The upper level is home to 2 spacious bedrooms and a 4-piece bathroom with a luxurious jetted soaker tub. And there is still the finished walkout basement providing a ton of extra versatile space for media, games, hobbies, work, play and more. Walk out to the sunny south-facing backyard and enjoy your downtime relaxing on the expansive deck with tranquil park and mature tree views as the stunning backdrop. This home has it all – a spacious layout, serene outdoor spaces and incredible walkability! Come see for yourself!



Built in 1981

## Essential Information

MLS® #	A2209678
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,133
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	62, 200 Shawnessy Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1G8

## Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Stall

## Interior

Interior Features	Jetted Tub, See Remarks, Storage
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Tile, Wood Burning

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	8
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX First
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