

# \$394,900 - 42, 200 Shawnessy Drive Sw, Calgary

MLS® #A2222041

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,130 sqft

Residential on 0.00 Acres

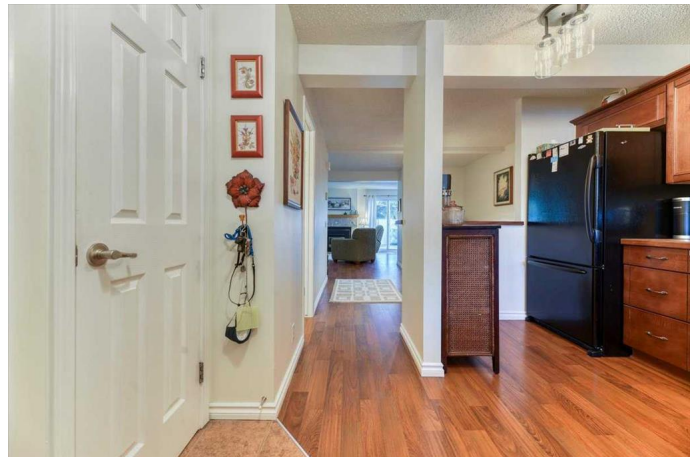
Shawnessy, Calgary, Alberta

Welcome to this inviting two-storey townhome, where charm, functionality, and pride of ownership shine throughout. From the moment you step inside, youâ€™ll feel right at home in the warm and welcoming atmosphere. The thoughtfully updated kitchen features an eat-up bar that opens into the dining areaâ€”ideal for hosting friends or enjoying cozy dinners in.

The bright living room is anchored by a gas fireplace and flooded with natural light, while double sliding doors lead out to an expansive west-facing fenced deck with gate access to mature trees and green space. This generous outdoor area offers endless potentialâ€”whether you envision summer gatherings, quiet evenings under the stars, or transforming it into a lush garden retreat, the possibilities are wide open.

Upstairs, youâ€™ll find two spacious bedrooms and a beautifully refreshed four-piece bathroom that balances comfort and style. The lower level adds even more versatility with a functional laundry area, a walk-in pantry, and a flexible space perfect for a home office, media room, or creative studio. And don't forget the large crawl space providing valuable extra storage.

Ideally situated in the heart of Shawnessy, this home is just minutes from parks, pathways, schools, shopping, LRT access, and more. In



addition to thoughtful interior updates, the property has seen important exterior upgrades including a newer roof, siding, and windowsâ€”offering peace of mind for years to come. With its versatile layout, great location, and pride of ownership, this townhome is ready to welcome its next happy homeowner!

Built in 1981

**Essential Information**

MLS® #	A2222041
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,130
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	42, 200 Shawnessy Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 1G8

**Amenities**

Amenities	Parking, Trash
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

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

## Additional Information

Date Listed	May 16th, 2025
Days on Market	6
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX Complete Realty
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