

\$659,900 - 49 Shannon Circle Sw, Calgary

MLS® #A2226052

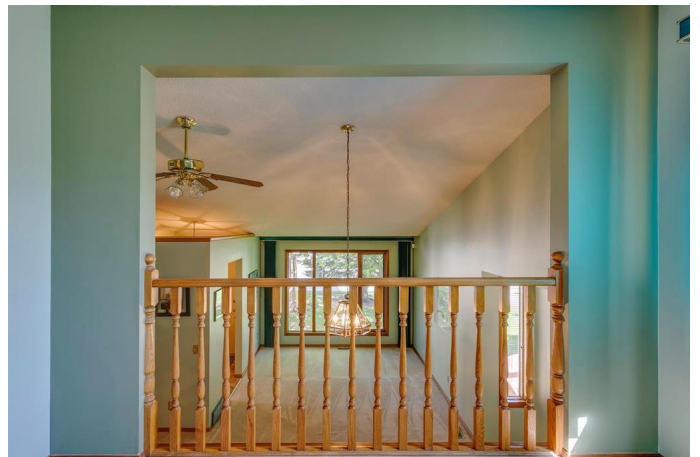
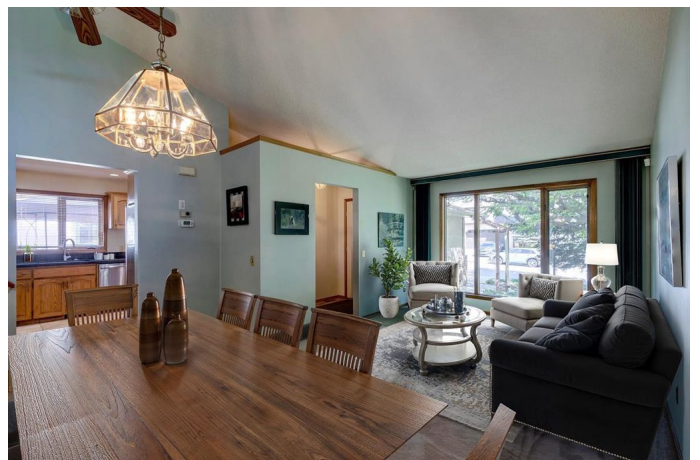
\$659,900

3 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

OPEN HOUSE: Tuesday, June 3, 2025
(6:00pm-8:00pm) NO POLY-B!! This stunning, AIR-CONDITIONED, DETACHED 4-LEVEL SPLIT offers nearly 2,500 SQ FT OF LIVING SPACE on a QUIET STREET, SOUTH FACING backyard, backs onto a GREENBELT PATHWAY with no direct rear neighbours AND steps to green space & playground. Featuring 3 BEDROOMS and 2 FULL BATHROOMS this home is the perfect blend of comfort and style. The THIRD-LEVEL WALKOUT opens to a beautifully landscaped GARDEN-STYLE BACKYARD OASIS, complete with Double GATES to enter backyard, paving stones, perennials, an 8x8 METAL GAZEBO, and a GAS BBQ HOOKUP with the BBQ included! Basement offers room for a full recreational/games set up, including pool tables, shuffles boards and seating. Or maybe a young adult wants to claim the space for their own living area....there are so many options for this space. Next to the laundry room, is a 10'x7' room that could be used as a workshop, extra storage or another office ! Inside the house, you'll love the GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, GAS STOVE, LARGE PANTRY, and ORIGINAL OAK HARDWOOD FLOORS & Cabinets that are in exceptional condition. A cozy WOOD-BURNING FIREPLACE with gas starter, original brick face, oak mantle, and brick hearth, as well as built-in oak shelving, create a warm and inviting ambiance. The DOUBLE ATTACHED



GARAGE is fully equipped with a COMMERCIAL-GRADE GAS HEATER, belt opener, keyless entry pad, and dual man doors for convenient backyard access. Additional highlights include a HUGE CRAWL SPACE, 4x6 SHED for outdoor equipment storage, and a FULLY FENCED YARD WITH fancy DOG RUN off of the patio, perfect for families and pets alike. LOCATION, LOCATION, LOCATION! Just steps from a BUS STOP and within walking distance to Samuel W. Shaw School (Kâ€“9) and a short drive to Centennial High School. Enjoy easy access to the YMCA, Shawnessy Centre, SHAWNESSY LRT, South Health Urgent Care and major shopping, movie theatres, as well as minutes to South Health Campus Hospital, COSTCO (the shops at Buffalo Run), and Fish Creek Park. Explore the 17-ACRE GREEN SPACE at the heart of Shawnessy, featuring THE BARN-a beloved community venue for events-and take advantage of extensive trails at Fish Creek Provincial Park and Sicome Lake. With quick access to STONEY TRAIL, this location truly offers the best of both convenience and lifestyle. This is more than just a homeâ€”itâ€™s an opportunity to experience comfortable, spacious living in one of Calgaryâ€™s most desirable communities. DONâ€™T WAIT, this home needs to be seen in person to TRULY APPRECIATE ITS BEAUTY & it's potential to make it your own!! "BOOK your Private showing TODAY AND MAKE THIS HOME YOURS TOMORROW - This BEAUTY WILL NOT LAST â€“ NO POLY-B, unbeatable location and so much more!!

Built in 1989

Essential Information

MLS® #	A2226052
Price	\$659,900

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.13
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	49 Shannon Circle Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y2K4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, 220 Volt Wiring, Concrete Driveway
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Brick Facing
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Crawl Space

Exterior

Exterior Features	Barbecue, BBQ gas line, Private Entrance, Private Yard, Storage, Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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