

# \$650,000 - 44 Shannon Gardens Sw, Calgary

MLS® #A2240732

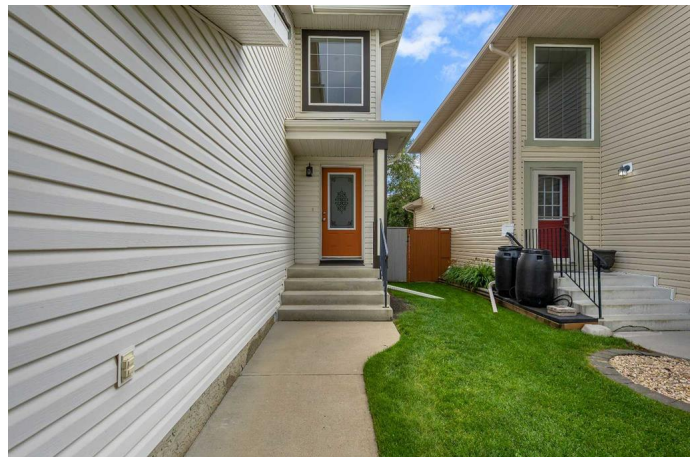
**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,664 sqft

Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

Looking for a great family home on a quiet cul de sac in the established community of Shawnessy? Welcome to 44 Shannon Gardens SW! With just under 1700 sq ft, this 3-bedroom, 2.5-bathroom home has everything a growing family needs. The open concept main floor features a large kitchen with center island and pantry, dining room and great room with gas fireplace - Perfect for entertaining friends and family! From the dining room out to the large deck and enjoy the private landscaped yard with plenty of room for kids or pets to run around. Upstairs, the primary bedroom features his and her closets and a full ensuite bath. Two additional good-sized bedrooms and the main bath. NO CARPETS! Did I mention the huge sun filled bonus room? The basement is left to your inspiration and needs but features the perfect layout providing many options and great placement of the roughed in bath room. Shingles were replaced in 2021, Hot water tank was replaced in 2024. LOCATION is ideal! Steps away a play park, a bus stop, proximity to all schools. Enjoy easy access to the YMCA, Shawnessy Centre, Shawnessy LRT, south health urgent care, shopping, movie theatres, as well as minutes to South Health Campus Hospital, Costco (the shops at buffalo run), & Fish Creek Park. Explore the 17-acre green space at the heart of Shawnessy. With quick access to Stoney Trail, this location truly offers the best of both convenience & lifestyle! This is more than just



a homeâ€™itâ€™s an opportunity to experience comfortable, spacious living in one of Calgaryâ€™s most established communities. Move in and make it your own!

Built in 2003

### Essential Information

MLS® #	A2240732
Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,664
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	44 Shannon Gardens Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4L7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Side By Side
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Bathroom Rough-in
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

	Refrigerator, Washer, Water Softener, Window Coverings, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Great Room, Insert
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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