

# **\$639,900 - 49 Shannon Circle Sw, Calgary**

MLS® #A2226052

## **\$639,900**

3 Bedroom, 2.00 Bathroom, 1,057 sqft

Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

OPEN HOUSE, SAT, June 7 @

11:30am-1:30pm!! This traditional,

AIR-CONDITIONED, DETACHED 4-LEVEL

SPLIT in the desirable community of

Shawnessy, offers nearly 2,500 SQ FT OF

LIVING SPACE on a QUIET STREET, SOUTH

FACING backyard, backs onto a GREENBELT

PATHWAY w/ no direct rear neighbours &

steps to green space & playground. Featuring

3 BEDROOMS & 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 w/ Double

GATES on side of house to enter backyard,

paving stones, perennials, an 8x8 METAL

GAZEBO, & a GAS BBQ HOOKUPâ€”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 use 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, youâ€™ll love the GRANITE

COUNTERTOPS, STAINLESS STEEL

APPLIANCES, GAS STOVE, LARGE

PANTRY, & ORIGINAL OAK HARDWOOD

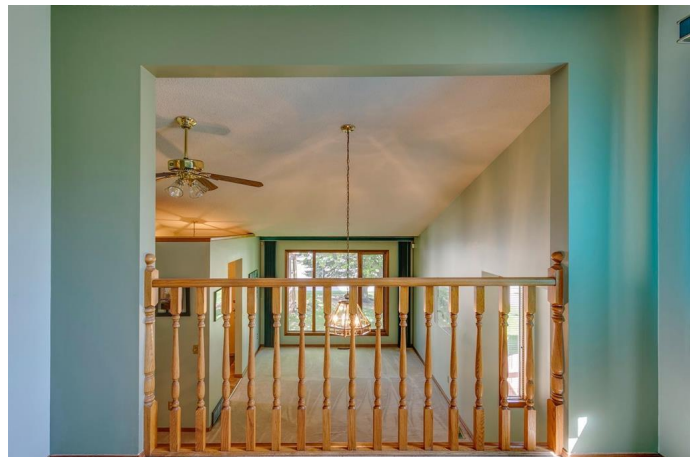
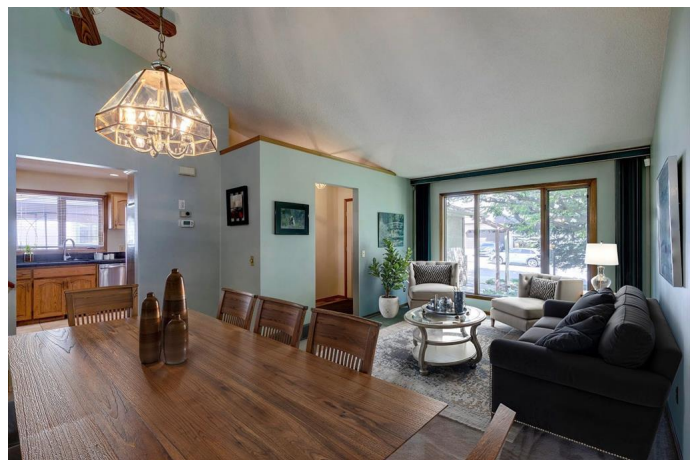
FLOORS & Cabinets that are in exceptional

condition. A cozy WOOD-BURNING

FIREPLACE w/ gas starter, original brick face,

oak mantle, & brick hearth, as well as built-in

oak shelving, create a warm & inviting



ambiance. The DOUBLE ATTACHED GARAGE is fully equipped w/ a COMMERCIAL-GRADE GAS HEATER, belt opener, keyless entry pad, & dual man doors for convenient backyard access. Additional highlights include, NO POLY B PIPING (taken out & replaced), a HUGE CRAWL SPACE, 4x6 SHED for outdoor equipment storage, & a FULLY FENCED YARD w/ white VINYL fencing, entire one side of property (maintenance free), double chain link fence along the back of property WITH fancy DOG RUN off of the patio, perfect for families & pets alike. LOCATION, LOCATION, LOCATION! You don't have to drive through the community to get to the house, which is a bonus! Steps away from a BUS STOP, walking distance to Samuel W. Shaw School (K-9) & a short drive to Centennial High School. Enjoy easy access to the YMCA, Shawnessy Centre, SHAWNESSY LRT, South Health Urgent Care, major 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, featuring THE BARN-a beloved community venue for events-and take advantage of extensive trails at Fish Creek Provincial Park & Sicome Lake. With quick access to STONEY TRAIL, this location truly offers the best of both CONVENIENCE & LIFESTYLE! This is more than just a home-it's an opportunity to experience comfortable, spacious living in one of Calgary's most desirable communities. DON'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 LONG!

Built in 1989

## Essential Information

MLS® #	A2226052
Price	\$639,900
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	Concrete Driveway, Garage Door Opener, Off Street, 220 Volt Wiring, Double Garage Attached, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

## Interior

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

Fireplaces	Brick Facing, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Crawl Space, Walk-Out

## Exterior

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

## Additional Information

Date Listed	May 30th, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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