

# \$579,900 - 1303 Shannon Avenue Sw, Calgary

MLS® #A2234537

**\$579,900**

3 Bedroom, 3.00 Bathroom, 1,684 sqft

Residential on 0.12 Acres

Shawnessy, Calgary, Alberta

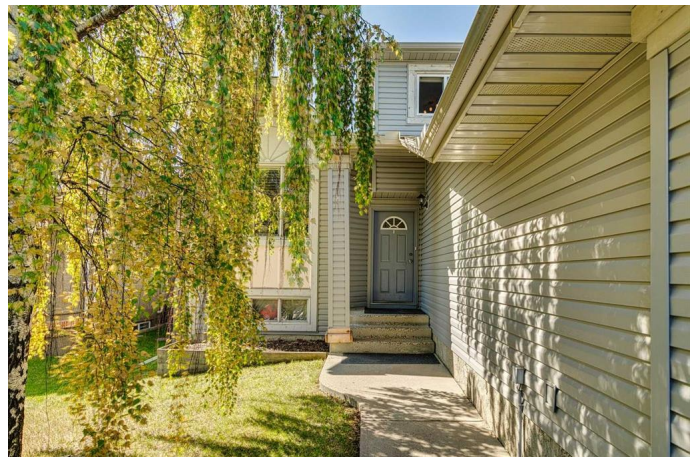
Looking for a great family home in the popular community of Shawnessy..... well look no further, Welcome to 1303 Shannon Avenue SW. Walking in you are greeted with a great size bright entry. Up a few steps you will find a formal sitting room with vaulted ceilings that flows to the dining area perfect for larger gatherings. Around the corner is a large kitchen boasting newer stainless steel appliances and lots of storage space. The kitchen looks down to a large cozy family room with gas fireplace. Off the kitchen is an entry to the south facing deck perfect for enjoying those warm summer days. Completing the main level is a den, two piece bath, laundry area and entrance to the double attached garage. As we walk upstairs you will find two good size bedrooms and a four piece bath as well as the master bedroom with four piece en-suite and walk-in closet. Heading down to the basement you will see lots of storage space and great open space for the kids to play. Recent upgrades to the home include..... newer roof, siding and soft metals 3 years ago, newer water tank and stainless appliances just two years ago. Don't miss out and make this your new home today!!

Built in 1993

## Essential Information

MLS® #                      A2234537

Price                         \$579,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,684
Acres	0.12
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	1303 Shannon Avenue Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2Z5

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Mantle, Wood Burning, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	12
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.