

\$645,000 - 96 Shannon Road Sw, Calgary

MLS® #A2102411

\$645,000

3 Bedroom, 3.00 Bathroom, 1,376 sqft

Residential on 0.14 Acres

Shawnessy, Calgary, Alberta

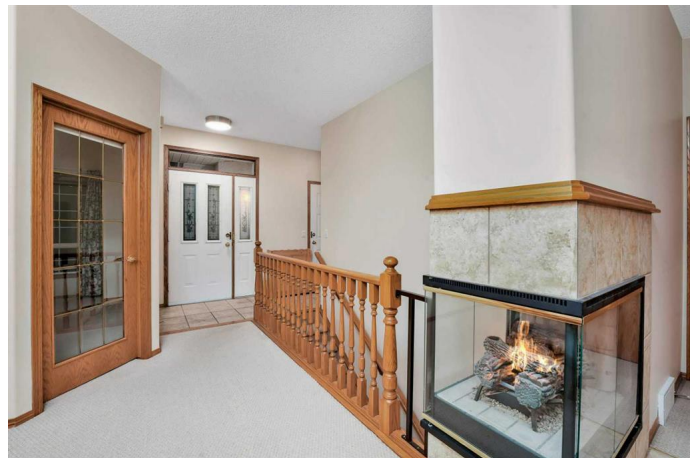
Welcome to this beautifully maintained detached bungalow, with a large attached double garage. This home is located on a quite tree-lined cul-de-sac. The main floor is ideal with a large primary bedroom, featuring 2 walk-in closets and a 4-piece ensuite, with the convenience of laundry on the main floor. The main floor is complemented by a large kitchen with separate eating nook, an open living room, next to the stand alone dining room featuring a 3-way natural gas fireplace. An office, 1/2 bath and rear balcony / deck complete the main floor which features tall ceilings, at 9'. The walk-out basement in this home includes a large entertaining room, with a games area, 2 additional bedrooms, and a 4-piece bathroom. In addition to the developed living space, this home features a large storage / utility space. Convenience is key with this home... the HOA provides year-round snow removal and lawn maintenance allowing the homeowners the freedom to enjoy their lives with a lock-and-go lifestyle. There are many features in this community, with quick access to parks & pathways, shopping and major infrastructure projects making it easier to navigate around the City.

Built in 1999

Essential Information

MLS® # A2102411

Price \$645,000



Sold Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,376
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	96 Shannon Road Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 3W7

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Electric Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Great Room, None, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
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Lot Description	Back Lane, Pie Shaped Lot
Roof	Shake
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	February 28th, 2024
Days on Market	27
Zoning	R-C1
HOA Fees	200.00
HOA Fees Freq.	MON

Listing Details

Listing Office	CIR Realty
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