

\$600,000 - 258 Shannon Square Sw, Calgary

MLS® #A2121223

\$600,000

3 Bedroom, 3.00 Bathroom, 1,817 sqft

Residential on 0.14 Acres

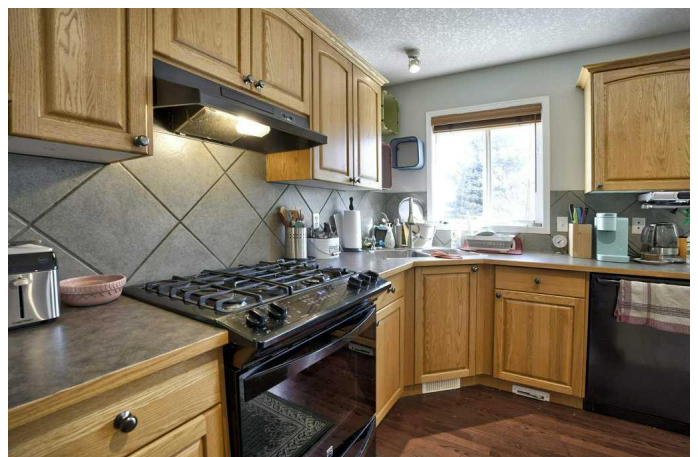
Shawnessy, Calgary, Alberta

Presenting a remarkable chance to add significant value, this three-bedroom, two-storey home built in 2002 occupies an enviable location within a serene cul de sac, boasting direct access to a stunning greenbelt. Remarkably rare, the expansive lot measures an impressive 40ft wide by 150ft deep, offering an impressive driveway for various outdoor activities, from basketball to street hockey. Upon entering, you're greeted by a spacious front den, ideal for remote work or relaxation. The kitchen, strategically positioned at the rear, features a window above the sink, providing a delightful view of the backyard and beyond. Adjacent to the kitchen, a charming breakfast nook offers access to the beautifully landscaped yard through sliding glass doors, leading to a generous rear deck, perfect for enjoying leisurely evenings.

The garage entry conveniently hosts the laundry facilities, catering to those who enjoy tinkering on cars or pursuing hobbies. With an oversized garage capable of accommodating a pickup truck, practicality meets convenience seamlessly.

Ascending to the upper level, three generously sized bedrooms await, including a spacious primary bedroom featuring a four-piece ensuite and separate walk-in closet. A second four-piece bathroom completes the upper level, ensuring comfort and functionality for the whole family.

Outside, the fully landscaped backyard boasts poured decorative concrete edging, mature



trees, and direct access to the greenbelt, complemented by underground sprinklers for easy maintenance. Recent replacements of shingles and siding on the front of the home, coupled with central air conditioning, offer added peace of mind.

Conveniently situated near schools, Fish Creek Park, and a plethora of amenities, this home epitomizes both comfort and convenience. With its outstanding potential for enhancement, seize the opportunity to embark on an exciting new chapter in this spectacular property!

Built in 2002

Essential Information

MLS® #	A2121223
Price	\$600,000
Sold Price	\$661,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,817
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	258 Shannon Square Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4K2

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, See Remarks

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	April 15th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
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