

\$685,000 - 84 Shannon Drive Sw, Calgary

MLS® #A2131199

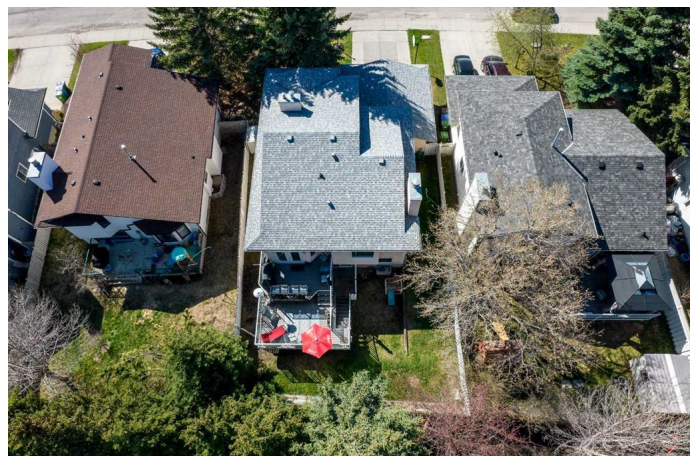
\$685,000

5 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

YOUNG FAMILY ALERT! This former AVI showhome is a GEM in the established community of Shawnessy. Your kids have the option of a K to 6 Catholic School right across the street, a grade 5 to 9 Public school a 100 yards up the street or a K to 4 Public French Immersion School just a short 2 block walk away, not to mention playgrounds, soccer and baseball fields, outdoor hockey and skating rinks, basketball and tennis courts and a spectacular community walking and bike path system! Shopping, LRT and other amenities are just minutes away. What else can I say about LOCATION!! Over 2300 sq ft of developed space, this 5 bedroom 4-level split home boasts a fully renovated kitchen and dining area (2023), all windows and exterior doors replaced (2017), 30-year roof shingles, gutters and downspouts replaced (2018) and new HE furnace installed (2016). Enter this home to an impressive cathedral ceiling in the front living room with a feature wood burning fireplace. A few steps up, the massive kitchen and dining space overlooks the front living room. The kitchen features plenty of cabinet space along with an 10-foot island. The perfect entertaining kitchen with a walk-out to an expansive 2-tier maintenance-free surfaced deck for those summer day BBQs. There are 3 full bathrooms which include a primary bedroom ensuite with soaker tub and upgraded enclosed glass shower. The lower level walk-out says "Let's have a good time!" with a



huge rec room area featuring brick-facing wood burning fireplace and wet bar. A rare purchase opportunity on this street in Shawnessy. A Great Idea for Mother's Day - a shorter commute to school!!

Built in 1988

Essential Information

MLS® #	A2131199
Price	\$685,000
Sold Price	\$685,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,354
Acres	0.13
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	84 Shannon Drive Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2T5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Central Vacuum, Kitchen Island, Quartz Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Range

	Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas Starter, Living Room, Mantle, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Storage
Lot Description	Front Yard, Reverse Pie Shaped Lot, Landscaped, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	MaxWell Canyon Creek
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