

\$649,900 - 1306 Shannon Avenue Sw, Calgary

MLS® #A2146103

\$649,900

4 Bedroom, 3.00 Bathroom, 2,016 sqft

Residential on 0.13 Acres

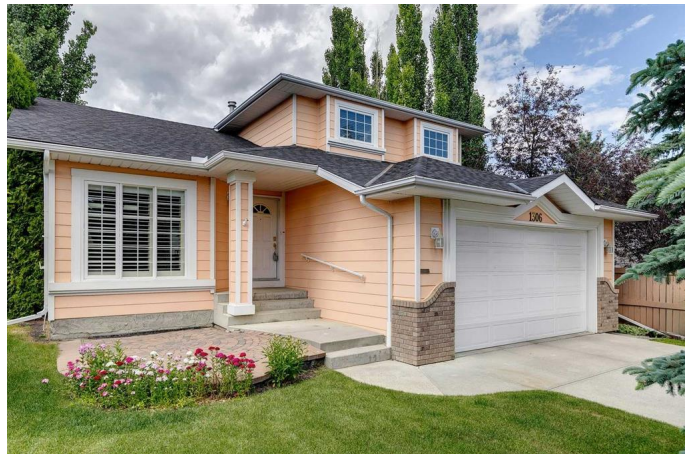
Shawnessy, Calgary, Alberta

Over 2,000 sq. ft. in this classic two storey split in a great location in Shawnessy. Enjoy vaulted ceilings, hardwood floors, sun-drenched rooms, an updated kitchen with newer cabinet doors, a new fridge, stove, and microwave. Cozy sunken main floor family room with a warm gas fireplace and custom built-in bookcases. The main floor den/4th bedroom is serviced with a full 3-piece bath (shower, sink, and toilet), which is perfect to age in place or for expanded families. Three big bedrooms up, full ensuite bath, and a large 4-piece bath. Freshly painted and in excellent condition. Large yard, rear sundeck and concrete patio, and stone front patio. Some new windows, hot water tank replaced in 2021, phantom screens, leaf gutters, and heat tape in the roof valleys to stop ice dams. Walk to schools and live close to Fish Creek Park, shopping, and Stoney Trail.

Built in 1992

Essential Information

MLS® #	A2146103
Price	\$649,900
Sold Price	\$655,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,016
Acres	0.13



Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	1306 Shannon Avenue Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2Z5

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive

Interior

Interior Features	Bookcases, Built-in Features, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	July 19th, 2024
Days on Market	16
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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