

\$728,800 - 9 Shannon Green Sw, Calgary

MLS® #A2157699

\$728,800

3 Bedroom, 3.00 Bathroom, 1,707 sqft

Residential on 0.12 Acres

Shawnessy, Calgary, Alberta

Nestled on a quiet cul-de-sac with a private south-facing backyard, this pristine two-storey home offers over 2,400 sq. ft. of developed living space that features numerous updates in the family-friendly community of Shawnessy. Ideally located close to the LRT Station, Shawnessy Towne Centre, schools, the Cardel Recreational Centre, parks, and major roadways, it's the perfect place to call home.

As you walk up the oversized four-car driveway you notice a beautifully landscaped front lawn where the grass has been meticulously maintained that adds to the appeal. Step inside, the main floor boasts a large, bright living room with oak hardwood floors, and a well-designed kitchen that comes to life with new white quartz countertops, a striking new backsplash, and plenty of natural light from south-facing windows and a door to the backyard oasis. The kitchen's island is perfect for hosting friends and family, and new stainless-steel appliances including a gas stove add a modern touch.

The generous-sized dining room, centered around a cozy gas/wood fireplace, offers the perfect setting for meals and gatherings. This level also features a 2-piece bathroom and laundry room which offers a door leading out to the clothes line on the side patio. The backyard is a gardener's dream, every inch has been thoughtfully planned and



maintained. A two tiered deck offers ample space for outdoor dining and relaxing on those gorgeous summer nights. Large trees and the back lane provide plenty of privacy as well.

Upstairs, the primary suite is a true retreat, complete with a walk-in closet and a beautifully renovated 5-piece ensuite featuring double sinks, quartz countertops, and tile flooring. Two additional well-sized bedrooms and an updated 4-piece bathroom with a new vanity and hardware complete the upper level.

The fully developed basement extends your living space with a large recreational room, an office, a den, and a mechanical room with ample storage. With plenty of room the possibilities are endless for a bar area, pool or shuffle board table for everyone to enjoy. The office can easily be converted into a fourth bedroom with the addition of a larger window, offering flexibility to suit your needs.

This home is host to mechanical upgrades, including a new furnace, hot water tank, water softener, updated plumbing, and windows throughout. Both the roof and outdoor siding were updated in last 5 years as well.

To view this home and for an extensive list of updates, reach out to your trusted realtor today!

Built in 1989

Essential Information

MLS® #	A2157699
Price	\$728,800
Sold Price	\$725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,707
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	9 Shannon Green Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2K4

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Front Drive

Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, City Lot, Cul-De-Sac, Few Trees, Front Yard, Lawn, Irregular Lot, Landscaped, Private

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	September 17th, 2024
Days on Market	33
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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