

\$689,000 - 1340 Shannon Common Sw, Calgary

MLS® #A2159586

\$689,000

3 Bedroom, 3.00 Bathroom, 1,237 sqft
Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

Welcome to this meticulously maintained home, where the backyard opens to lush green space—a standout feature that offers scenic views and tranquility. The property features numerous upgrades for modern living, including a newly replaced roof and vinyl siding in 2020, providing peace of mind and enhanced curb appeal. The professionally cared-for yard serves as a peaceful retreat.

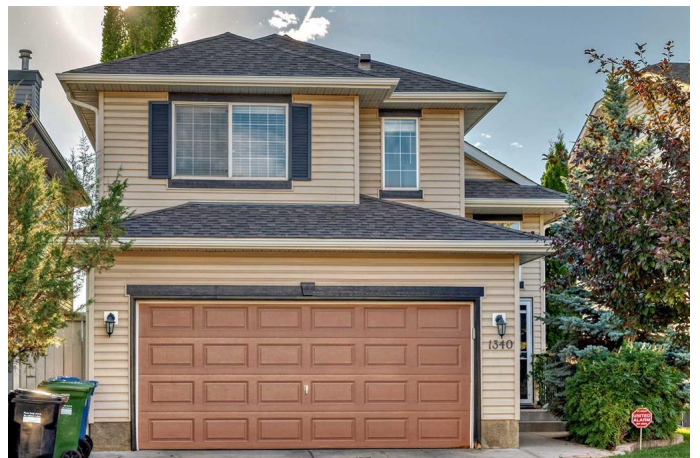
Step inside to discover a bright living room, where a TV is included for your convenience. The home also boasts central air conditioning and a natural gas fireplace, ensuring comfort year-round. The vaulted ceiling adds an airy, spacious feel. The basement offers valuable extra storage in the furnace room and includes an unattached wardrobe.

For those who value convenience and quiet, the belt-drive garage opener operates with minimal noise. The property is ideally located near the C-Train, shopping centers, YMCA, and Fish Creek Park, blending urban amenities with natural beauty.

Don't miss this opportunity to experience all that this home has to offer—this could be the perfect place you've been searching for!

Built in 2003

Essential Information



MLS® #	A2159586
Price	\$689,000
Sold Price	\$675,888
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,237
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1340 Shannon Common Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4L6

Amenities

Parking Spaces	3
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Metal
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	September 17th, 2024
Days on Market	27
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	TrustPro Realty
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