$599,000 - 109 Shannon Circle Sw, Calgary

MLS® #A2213346

$599,000

2 Bedroom, 3.00 Bathroom, 1,482 sqft
Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

Welcome to 109 Shannon Circle SW in the beautiful community of Shawnessy. This sunny, inviting, two-story home backs onto the pathway system and is minutes from schools, parks, and the Shawnessy shopping district. As you enter the home, youâ€™ll notice the bright, open feel of the living room highlighted by the gas fireplace. The living room flows seamlessly into dining area, with lots of room to host guests. As you move into the kitchen, thereâ€™s room for more seating, and youâ€™ll love the windows and cabinet space. One of the highlights of the home is the enclosed sunroom â€“ it adds so much charm, not to mention extra living space!
The laundry room, which doubles as a powder room, rounds out the main floor. Upstairs youâ€™ll find your spacious primary bedroom, with an ample sized walk-in closet and 4 piece en-suite. The large 2nd bedroom comes equipped with its own 4-piece en-suite bathroom. Heading downstairs, the lower level of the home provides you with a great rec room for the kids, room for another bedroom if you want to design one, and ample storage. This house comes with a double attached garage and a newer roof (2020). The backyard has so much room for kicking a soccer ball, hosting BBQâ€™s, and sitting around the campfire. It backs onto the walking paths that lead you (5 min walk) right to Father Doucet School (Catholic), Samuel W. Shaw (CBE Grades 5-9), and Janet Johnstone (CBE K-4 French), along with parks and playgrounds.

Conveniently located with easy access to Macleod Trail and Stoney Trail and a 10-minute drive to Fish Creek Park. Call your favourite Realtor today to book your showing before itâ€™s too late!

Built in 1990

Essential Information

MLS® #	A2213346
Price	$599,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,482
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	109 Shannon Circle Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y2K4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage, Walk-In Closet(s)

Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Covered Courtyard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office	CIR Realty

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