$660,000 - 1323 Shannon Avenue Sw, Calgary

MLS® #A2213770

$660,000

3 Bedroom, 3.00 Bathroom, 1,292 sqft
Residential on 0.14 Acres

Shawnessy, Calgary, Alberta

OPEN HOUSE SAT MAY 3 & SUN MAY 4 - 2PM-4PM.   This bilevel home is a must to see, located in a terrific part of Shawnessy, close to shopping, schools, parks, pathways and public transportation. Situated on a corner lot the home is nicely set back from the roadway, featuring a front yard with expansive lawn and an ornamental garden complete with a wishing well, resulting in wonderful street appeal. The home features a heated double front drive garage that has been freshly painted, including access directly into the entrance foyer of the home. As you step inside the home you will immediatley notice the soaring vaulted ceilings and the beautiful gas fireplace. The kitchen includes above and below cabinet counter lighting, quartz counter top, walk in pantry and an eating area that opens to the rear covered deck. The primary bedroom includes a walk in closet and large 4 pience ensuite with separate shower. Another generous size bedroom is on this level and another 4 piece bathroom. Heading into the basement you will discover a large recreation room, a bedroom and a large office/flex room. A spacious 3 piece bath is conveniently located on this level, featuring a large shower and heated tile floors. The yard has been lovingly cared for and includes recently painted fencing, rear deck, rear yard wooden patio, two storage sheds, and a wonderful private covered raised deck off the kitchen eating area. The owners have meticulously maintained and updated the home including

annual inspections of all mechanical systems. You will enjoy the automatic front and rear yard sprinkler system, making yard care so much easier. All the big ticket items have been replaced so you will have the comfort of knowing your investment in this property is secure. Just a few relevant details in the last six years include upgrading of attic insulation, new siding, soffit and fascia, new hail resistant shingles, new front door, new garage door, new humidifier, updating of electrical outlets and exterior lighting, newer hot water tank, Kinetico soft water system, laminate flooring, electrical panel, stackable washer and dryer and a brand new refigerator. The total value of improvements exceeds $80,000. Be sure to check out the virtual tour. You will need to move quickly on this one.

Built in 1993

Essential Information

MLS® #	A2213770
Price	$660,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,292
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1323 Shannon Avenue Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2Y3B2

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Ceiling Fan(s), Stone Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s)
Lot Description	Corner Lot, Landscaped, Irregular Lot, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.