\$655,000 - 6 Shannon Square Sw, Calgary

MLS® #A2224868

\$655,000

3 Bedroom, 3.00 Bathroom, 1,800 sqft Residential on 0.10 Acres

Shawnessy, Calgary, Alberta

Welcome to this immaculately maintained detached 2-storey former show home, ideally situated in a mature and family friendly neighbourhood. With excellent access to Macleod Trail, Stoney Trail, Deerfoot Trail, and nearby public transit including the LRT, this location offers convenience for commuting and day-to-day living.

Offering over 1,800 square feet above ground, this home impresses from the moment you arrive with its beautifully landscaped yard, lush perennials, and mature trees that provide privacy and curb appeal. Inside, the bright and open-concept layout is highlighted by high ceilings and floor-to-ceiling windows that flood the home with natural light. The kitchen is a dream, featuring granite countertops, a gas stove, upgraded stainless steel appliances, and an abundant of cabinet space. The dining area opens to a stunning stamped concrete patioâ€"perfect for relaxing or entertainingâ€"while the expansive backyard provides plenty of space for kids and pets to play, complete with a shed for extra storage.

Upstairs, you'II find a spacious bonus room and 3 generous bedrooms, including a primary retreat with a spa-like ensuite boasting a jetted tub. The undeveloped basement offers plenty of potential to create your ideal space.

Additional highlights include a fully finished double attached garage, an aggregate







driveway and more. The property also fronts onto an open green space and is located near highly rated schoolsâ€"making it an ideal choice for families.

This home is truly move-in ready and showcases pride of ownership throughout. Don't miss your chance to own this property - book your private showing today!

Built in 2001

Essential Information

MLS® # A2224868 Price \$655,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,800

Acres 0.10

Year Built 2001

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 6 Shannon Square Sw

Subdivision Shawnessy

City Calgary
County Calgary
Province Alberta
Postal Code T3M 3S1

Amenities

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite

Counters, High Ceilings, See Remarks, Storage

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window

Coverings

Heating Forced Air

Cooling Central Air, Full, Other

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Lighting, Other, Private Yard, Storage

Lot Description Back Yard, Front Yard, Level, Low Maintenance Landscape, Many

Trees, Other, Private

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 5th, 2025

Days on Market 12

Zoning R-CG

Listing Details

Listing Office eXp Realty

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