



**GRASSROOTS**  
REALTY GROUP

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**44 Shannon Gardens SW**  
**Calgary, Alberta**

**MLS # A2240732**



**\$650,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,664 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Side By Side		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** None

Looking for a great family home on a quiet cul de sac in the established community of Shawnessy? Welcome to 44 Shannon Gardens SW! With just under 1700 sq ft, this 3-bedroom, 2.5-bathroom home has everything a growing family needs. The open concept main floor features a large kitchen with center island and pantry, dining room and great room with gas fireplace - Perfect for entertaining friends and family! From the dining room out to the large deck and enjoy the private landscaped yard with plenty of room for kids or pets to run around. Upstairs, the primary bedroom features his and her closets and a full ensuite bath. Two additional good-sized bedrooms and the main bath. NO CARPETS! Did I mention the huge sun filled bonus room? The basement is left to your inspiration and needs but features the perfect layout providing many options and great placement of the roughed in bath room. Shingles were replaced in 2021, Hot water tank was replaced in 2024. LOCATION is ideal! Steps away a play park, a bus stop, proximity to all schools. Enjoy easy access to the YMCA, Shawnessy Centre, Shawnessy LRT, south health urgent care, shopping, movie theatres, as well as minutes to South Health Campus Hospital, Costco (the shops at buffalo run), & Fish Creek Park. Explore the 17-acre green space at the heart of Shawnessy. With quick access to Stoney Trail, this location truly offers the best of both convenience & lifestyle! This is more than just a home—it's an opportunity to experience comfortable, spacious living in one of Calgary's most established communities. Move in and make it your own!