



**40 Shannon Gardens SW
Calgary, Alberta**

MLS # A2289743



\$615,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,471 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained, warm and inviting 2-storey home in the heart of Shawnessy — built by Jager and perfectly situated on a quiet cul-de-sac just steps from a neighbourhood playground. Offering 3 bedrooms and 2.5 bathrooms, this detached home blends comfort, functionality, and thoughtful updates throughout. A spacious foyer with high ceilings welcomes you inside and leads to the open-concept main floor, where everyday living feels effortless. The kitchen offers ample space for a large dining table, making it the perfect gathering spot for family meals and entertaining. You’ll appreciate the stainless steel appliances (refrigerator with water line), bamboo countertops, heated tile flooring, and the seamless flow into the inviting living room complete with laminate plank floors and a cozy fireplace. Upstairs, the oversized primary bedroom provides a peaceful retreat with a generous walk-in closet and private 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom complete the upper level, offering flexibility for family, guests, or a home office. The fully finished basement expands your living space with plenty of room for a play area, media setup, or game-day lounge — spacious enough to accommodate multiple seating areas for comfortable entertaining. This home has been exceptionally well cared for, with valuable updates already completed: a rubber roof installed less than five years ago; a new on-demand water heater and water softener replaced in 2021; fence repainted within the last two years; low-maintenance landscaping; and an insulated double attached garage for year-round convenience. Step outside to enjoy the full composite deck — perfect for summer evenings — along with approximately 12 feet of patio stone for additional outdoor seating. Move-in ready with flexible possession available,

this is a wonderful opportunity to settle into a family-friendly community close to schools, shopping, transit, and everyday amenities.