# \$620,000 - 47 Shannon Drive Sw, Calgary

MLS® #A2263245

#### \$620,000

4 Bedroom, 3.00 Bathroom, 1,535 sqft Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

If you have young children, this is the home for you. Schools are within earshot of this home, so no more drop off and pick up required. This 4 level split was designed for families, everyone has a bedroom and a place for play and relaxing. Lots or room for entertaining as well. And tons of storage room. This home has had several updates over the years, including new tub, showers and toilets, new furnace in 2021, newer hot water tank, newer roof, newer appliances, outdoor and indoor paint, new carpets and hardwood, upper windows replaced, bar area in basement. Shawnessy is a great neighbourhood, lots of parks, walking/bike paths, schools k - 9, shopping, community centres, close to Fish Creek and C-train.



#### **Essential Information**

MLS® # A2263245 Price \$620,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

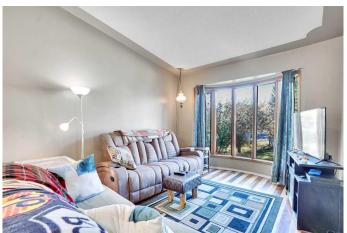
Square Footage 1,535

Acres 0.13

Year Built 1986

Type Residential







Sub-Type Detached

Style 4 Level Split

Status Active

## **Community Information**

Address 47 Shannon Drive Sw

Subdivision Shawnessy

City Calgary
County Calgary
Province Alberta
Postal Code T2Y2A6

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space

Roof Asphalt

Construction Composite Siding Foundation Poured Concrete

### **Additional Information**

Date Listed October 10th, 2025

Days on Market 1

Zoning R-CG

## **Listing Details**

Listing Office Diamond Realty & Associates LTD.

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