

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

MLS® #A2224868

**\$655,000**

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

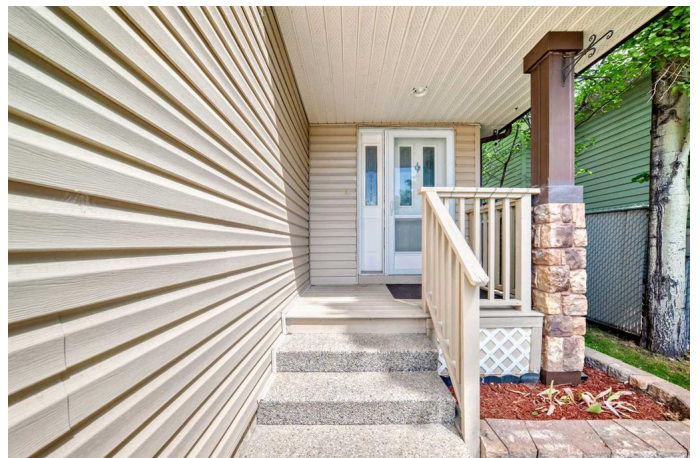
Shawnessy, Calgary, Alberta

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 patio—perfect for relaxing or entertaining—while the expansive backyard provides plenty of space for kids and pets to play, complete with a shed for extra storage.

Upstairs, you'll 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. Donâ€™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, Private, Many Trees, Other
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	13
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.