

112 Shannon Road SW
Calgary, Alberta

MLS # A2353423

\$689,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,387 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Open Lot, Pie Shaped Lot,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		
Inclusions:	N/A		

OPEN HOUSE OCTOBER 25TH 12PM-2PM. Discover spacious, low-maintenance villa living in this desirable 18+ cul de sac. Offering over 2,400 sq. ft. of developed living space, this beautifully maintained walkout bungalow features 3 bedrooms, 2.5 bathrooms, and a bright, inviting layout. The main floor showcases 9-foot ceilings, hardwood flooring, a versatile front den with a stunning arched window, and a three-sided fireplace connecting the dining and living areas. The spacious kitchen offers newer appliances, ample cabinetry, and a cozy breakfast nook with access to the oversized west-facing deck. The main-floor primary suite features two walk-in closets and a private ensuite with a soaker tub and separate shower. Downstairs, the fully developed walkout level offers a generous recreation room with a second fireplace, custom built-ins, two additional bedrooms, a full bathroom, and plenty of storage. Enjoy added comfort and peace of mind with central A/C (2021), recent shake roof maintenance (August 2026), and newer appliances. Monthly HOA fees cover lawn care, landscaping, snow removal, seasonal irrigation maintenance, and fence maintenance.