230 Shannon Square SW

Calgary | Active | MLS® A2337821

$698,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2002**	**1,872.25 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Property Solutions Real Estate Group Inc.

A closer look

WELCOME to this gem. It is a very well cared for property you can call HOME. FIRST time on the market. This property is clean and immaculate and shows tremendous pride of original ownership. The home boasts 10 ft ceilings and a warm atmosphere upon entering. The gleaming maple hardwood floors steals the scene. There are plenty of cabinets throughout and a walk in pantry. This BEAUTIFUL property comes equipped with sound speakers throughout. You have the option to turn on Zone 2 if you would like music in the den or other rooms you can do while still able to watch TV in the living room. The foyer is open and airy. There is a good size den that would be PERFECT for a home office or a library. The living room is a good size equipped with a gas fireplace perfect for COZY evenings. The kitchen is great for making meals complete with granite countertops and upgraded backsplash. There is a breakfast island for all those on the go days you may have. There is a nice size dining room for longer meals and get together. Everything a cook and or a home chef would need is there. Step out to the AMPLE size deck and create your own oasis with a beautiful garden complete with an apple tree that bears both green and red apples. on good weather, one can harvest many apples. the TWO CAR garage is spacious and ready for your own design. on the second floor, you will find a large primary bedroom with a good size closet and extra storage for linens. it has a big ensuite with a unique jacuzzi tub and a shower. you will love the spacious vanity. There is a bright skylight to keep the second floor bright and perfect for plants that you may have. There are two good size bedrooms perfect for family and guest alike. The basement is ready for your own design and development. New Hot water tank installed. This property has been professionally landscaped at the front and many upgrades on the trees and shrubs. The Ohio Buckeye tree is a pride and joy and stunning in the Fall with its vibrant red leaves. The property is moments away to both Catholic and Public elementary schools and close to major stores and shopping. Moments away to beautiful FISHCREEK PARK . Easy access to Deerfoot and Stoney Trail. NEW ROOF 2023 .This property needs to be seen to be appreciated. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337821
Bedrooms	3
Bathrooms	3
Year Built	2002
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,872.25 sq. ft.
Main Level Finished Area:	953.75 sq. ft.
Upper Level Finished Area:	918.5 sq. ft.
Below Grade Finished Area:	953.75 sq. ft.
Acreage:	No
Lot Area:	4,424 sq. ft.
Lot Frontage:	44'
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Below Grade
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2002 (Age: 24)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0112822
Heating:	Forced Air
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Concrete, Shingle Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Marble
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Shawnessy
Appliances:	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Oven, Washer
Inclusions:	smart wifi garage door opener
Restrictions:	None Known
Main Floor	Entrance · 10'2" × 8'5" ·
Main Floor	Den · 10'8" × 9'9" ·
Main Floor	Living Room · 15'1" × 12'1" ·
Main Floor	Dining Room · 10'6" × 8'10" ·
Main Floor	Kitchen · 15'1" × 14'9" ·

Main Floor	Laundry · 10'10" × 7'3" ·
Main Floor	Other · 21'6" × 19'3" ·
2nd Floor	Bedroom - Primary · 16'1" × 11'6" ·
2nd Floor	Bedroom · 11'6" × 10'4" ·
2nd Floor	Bedroom · 11'5" × 10'5" ·
Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	Breakfast Bar, Granite Counters
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Fruit Trees/Shrub(s)
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Aug 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/230-shannon-square-sw-calgary-a2337821/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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