



THE A-TEAM

RE/MAX FIRST

163 SHANNON Circle, Calgary T2Y 2L1

MLS®#: A2146610 Area: Shawnessy Listing Date: 07/02/24 List Price: \$655,000
Status: Active County: Calgary Change: -\$20k, 07-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1990
Finished Floor Area
Abv Sqft: 1,929
Low Sqft:
Ttl Sqft: 1,929
Lot Sz Ar: 4,972 sqft
Lot Shape:

DOM

76
Layout
Beds: 3 (3)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Yard
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Ceiling, Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Stucco
Flooring: Hardwood, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings
Int Feat: Central Vacuum, Laminate Counters, No Smoking Home
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Family Room, Laundry, Bedroom, Bathroom, and Game Room with their respective levels and dimensions.

4pc Bathroom

Lower

9`8" x 4`11"

Hobby Room

Lower

8`2" x 7`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9010086

Zoning:

R-C1

Remarks

Pub Rmks:

Beautiful 2 Storey featuring 3 bedrooms with 3.5 baths. Hardwood floors and laminate throughout, oak cabinets in kitchen with nook leading onto a west deck. Separate living and dining rooms, plus family room. 3 bedrooms up, large master with 3 piece en-suite and wlk-in closet. Fully developed basement with 4 piece bath , rec room with wet bar, and lg storage room. Sunny west back yard with deck and lower patio.

Inclusions:

N/A

Property Listed By:

Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123