



THE
A-TEAM

**RE/MAX
FIRST**

57 SHANNON Crescent, Calgary T2Y 2T8

MLS®#: **A2167238** Area: **Shawnessy** Listing Date: **09/19/24** List Price: **\$719,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1989** Abv Sqft: **1,705**
 Lot Information Low Sqft:
 Lot Sz Ar: **5,694 sqft** Ttl Sqft: **1,705**
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Double Garage Attached**

DOM

0
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Baseboard,In Floor,Forced Air,Natural Gas**
 Sewer: Flooring: **Carpet,Hardwood,Linoleum**
 Ext Feat: **Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`5" x 11`7"	Dining Room	Main	14`0" x 10`0"
Living Room	Main	13`0" x 10`2"	Family Room	Main	18`6" x 11`5"
Laundry	Main	7`9" x 6`2"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	13`6" x 12`7"	Bedroom	Upper	13`4" x 8`10"
Bedroom	Upper	10`6" x 8`10"	4pc Bathroom	Upper	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"	Walk-In Closet	Upper	5`0" x 5`0"
Living Room	Basement	22`2" x 14`9"	Bedroom	Basement	12`6" x 11`4"

Storage	Basement	19`4" x 8`0"	3pc Bathroom	Basement	0`0" x 0`0"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-C1
Legal Desc:	8811087

Remarks

Pub Rmks: **CORNER LOT | NEW ROOF | GREAT LOCATION | Welcome to 57 Shannon Crescent SW! Steps to schools, parks and community center! Easy access to James McKeivitt too! Great curb appeal on this large corner lot! The roof was just replaced August 2024 too! Walk into the bright front living room with vaulted ceilings and open to the formal dining space. The kitchen has heated floors and a breakfast nook and is open to the living room with wood burning fireplace. Laundry and a 2 piece bath completes the main level. Upstairs you will find 3 good sized bedrooms including the primary with walk in closet and 3 piece ensuite. The second bedroom has hardwood under the carpet and there's a shared 4 piece bath too! The finished basement has a fourth bedroom with additional electric baseboard heat in basement bedroom, full bath and tons of storage. The South backyard is very private, large deck (gazebo and mosquito net included) Off the deck is a great stone patio with fireplace, plus grass for the kids to play in too! Double attached garage, windows replaced in approximately 2015 too!**

Inclusions: **Patio Furniture, Gazebo with bug net, Shed**

Property Listed By: **RE/MAX First**

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











