



THE
A-TEAM

**RE/MAX
FIRST**

163 SHANNON Circle, Calgary T2Y 2L1

MLS®#: **A2175957** Area: **Shawnessy** Listing Date: **10/28/24** List Price: **\$644,900**
 Status: **Active** County: **Calgary** Change: **-\$30k, 13-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1990**
Lot Information
 Lot Sz Ar: **4,972 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,750**
 Low Sqft:
 Ttl Sqft: **1,750**

DOM

36
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** Construction: **Stucco**
 Heating: **Ceiling, Forced Air, Natural Gas** Flooring: **Hardwood, Laminate**
 Sewer: Water Source:
 Ext Feat: **Private Yard** 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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 10`6"	Dining Room	Main	9`11" x 9`6"
Kitchen	Main	10`10" x 8`8"	Breakfast Nook	Main	12`10" x 8`8"
Family Room	Main	15`5" x 13`7"	2pc Bathroom	Main	5`4" x 5`0"
Laundry	Main	6`8" x 2`10"	Bedroom - Primary	Second	14`6" x 13`7"
Bedroom	Second	11`3" x 10`2"	Bedroom	Second	10`11" x 9`5"
4pc Bathroom	Second	7`8" x 7`2"	3pc Ensuite bath	Second	9`8" x 6`3"
Family Room	Lower	21`6" x 10`0"	Game Room	Lower	13`9" x 12`9"

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-CG

Remarks

Pub Rmks:

Beautiful 2 Storey featuring 3 bedrooms with 3.5 baths, hardwood floors in mint condition on main level, stairs and through out the upper level, solid oak cabinets in kitchen also in top condition with plenty of cupboard space. There is a nook off the kitchen leading into the west backyard with a deck and a patio. The separate living and dining rooms, are great for entertaing also the family room off the nook with fireplace allows toasty TV watching on those cold winter nights. There are 3 good sized bedrooms bedrooms up, the large master has a 3 piece en-suite and walk-in closet. The fully developed basement comes with rec room with wet bar, 4 piece bath and large storge room, very suitable for a day home. Let's not forget the sunny west back yard which is beautifully landscaped allowing for privacy.

Inclusions:

Property Listed By:

Storage Shed

Real Broker

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











