



THE
A-TEAM

**RE/MAX
FIRST**

149 SHANNON Crescent, Calgary T2Y 2T7

MLS®#: **A2184636** Area: **Shawnessy** Listing Date: **12/28/24** List Price: **\$699,000**
 Status: **Active** County: **Calgary** Change: **-\$30k, 20-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1989**
Lot Information
 Lot Sz Ar: **5,397 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,980**
 Low Sqft:
 Ttl Sqft: **1,980**

DOM

25
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **City Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood,Stone**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Jetted Tub,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`6" x 15`1"	Kitchen	Main	17`11" x 9`7"
Family Room	Main	12`5" x 15`6"	Bedroom - Primary	Second	12`2" x 16`9"
Bedroom	Second	9`10" x 11`6"	Bedroom	Second	8`11" x 13`8"
5pc Ensuite bath	Second	8`3" x 11`10"	Dining Room	Main	9`8" x 15`1"
4pc Bathroom	Second	5`1" x 11`7"	2pc Bathroom	Main	0`0" x 4`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

8811087

Remarks

Pub Rmks:

This two-storey home with over 2,100 sqft of living space in the desirable Shawnessy neighbourhood is a must-see. This well-appointed home has three bedrooms upstairs. The master bedroom has a large walk-in closet and a five-piece ensuite with a jet tub, double sinks and a separate shower. There is also a main bathroom upstairs. The spiral staircase in this home adds elegance to the entrance of the home. On the main floor, you will find a sitting area, a dining room and a cozy family room with a fireplace. The kitchen nook brings in sunlight that bathes the entire kitchen, making your morning coffee and breakfast enjoyable. The laundry room is located on the main floor with large appliances and is very roomy. The fully finished basement has two bedrooms, a large family room and plenty of storage. The backyard has a new fence and a newer deck. The home has a newer roof, eavestroughs and a new hot water tank. This quiet location is near many amenities - a short walk to the large park nearby, schools and a short drive to Macleod Trail and Chinook Mall.

Inclusions:
Property Listed By:

N/A
CIR Realty

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











