



**36 Shannon Road SW
Calgary, Alberta**

MLS # A2303675



\$640,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,638 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Level, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: n/a

Dare to Compare! 1638 square feet on the main floor of this Bungalow & over 3000 sq ft of living space. The Inviting front entrance features soaring vaulted ceilings flowing through the living & dining rm. The main floor boasts an exceptionally large family room, kitchen & eating nook. The spacious master bedroom has his & hers closet along with a 3 pce ensuite. The fully finished basement includes two more bedrooms, 3 pce bath, rec room, storage room & hobby room with sink. Other features include luxury vinyl flooring, main floor laundry, newer high end furnace & new air conditioner. Situated in the heart of Shawnessy on a very quiet street a few steps from a lovely green space. Plenty of shopping & entertainment at the Shawnessy Towne Centre. Transportation is a breeze with LRT, bus stops just around the corner and easy access to in out of the community to major roadways. Come on Buy! T