



**1448 Shannon Avenue SW  
Calgary, Alberta**

**MLS # A2318567**



**\$629,000**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,668 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this BEAUTIFULLY MAINTAINED and INCREDIBLY BRIGHT home in the heart of FAMILY FRIENDLY Shawnessy. From the moment you walk in, you’ll notice the STUNNING OPEN TO ABOVE space that fills the main floor with NATURAL LIGHT and creates an AIRY, SPACIOUS feeling throughout the home. This WARM AND INVITING property features 3 BEDROOMS UPSTAIRS, making it perfect for families or anyone looking for COMFORTABLE AND FUNCTIONAL LIVING SPACE. The home has been VERY WELL CARED FOR over the years and truly shows PRIDE OF OWNERSHIP throughout. Step outside into the BEAUTIFULLY MAINTAINED BACKYARD, an ideal space to relax, enjoy your morning coffee, entertain guests, or spend time with family during Calgary’s SUNNY SUMMER DAYS. Located close to PARKS, SCHOOLS, SHOPPING, RESTAURANTS, and the SOMERSET BRIDLEWOOD CTRAIN STATION, with QUICK ACCESS to MACLEOD TRAIL and STONEY TRAIL, this home offers both COMFORT AND CONVENIENCE in one of SOUTHWEST CALGARY’S MOST ESTABLISHED COMMUNITIES.