



**84 Shannon Way SW  
Calgary, Alberta**

**MLS # A2324232**



**\$629,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,983 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Storage Shed, Mirror in Living Room

Nice sized 2 storey located in the desirable community of Shawnessy. Large living room has laminate flooring and a bay window. Formal dining room with laminate flooring, could be used as an office. Good working kitchen with a large eating area and door to south yard. Good sized family room has laminate flooring and a wood burning fireplace with gas liter. 2 piece bathroom and laundry room complete the main floor. Upstairs has 3 good sized bedrooms with the master having a walk in closet and a 4 piece ensuite bathroom with a jetted tub and large shower. Lower level is fully developed with a large games room, family room, and large storage room. The large backyard faces south, has a deck with a bbq gas line, patio and has a parking pad for your RV. A nice home in a great community!