



GRASSROOTS
REALTY GROUP

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61 Shannon Crescent SW
Calgary, Alberta

MLS # A2330678



\$639,990

Division:	Shawnessy		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,733 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Central Vacuum, Laminate Counters, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Freezer

OPEN HOUSE, SATURDAY, OCTOBER 3 FROM 1:30 PM TO 3:30 PM - SMALL GIVEAWAYS!! With this price adjustment, the opportunity just got even better! This property catches your eye with its inviting curb appeal. Step inside and you're welcomed by a vaulted ceiling that opens up the living room and gives the main floor an immediate sense of space. The dining room sits alongside, creating an easy setting for family meals, celebrations, and gatherings with friends. The home extends into the large kitchen, which overlooks the sunken family room featuring rich wood panelling, a brick-faced fireplace, and built-in cabinets with shelving on both sides. Whether you're preparing dinner while the family relaxes or enjoying time with friends, the layout makes it easy to stay connected even when you're not in the same room. Just off the kitchen is the spacious deck, creating a natural extension of the living space. It's the ideal spot for summer barbecues, where morning coffee tastes better, evening drinks feel unhurried, and time outside with family and friends becomes part of everyday life. The backyard offers plenty of room for gardening, for kids to play, or simply to enjoy and make the space your own. A 2-piece bathroom as well as a conveniently located laundry room completes the main floor. Upstairs, you'll find a spacious primary bedroom with a large walk in closet and an ensuite that includes both a separate shower and a tub. Two additional bedrooms and a 4 piece bath finish off this level. The basement is partially developed and includes a 3-piece bath, 2 potential bedrooms, a rec. room and plenty of storage areas. You'll love the luxury vinyl plank flooring throughout most of the main floor, the newer windows, 2 hot water heaters, a newer high-efficiency furnace (approximately 2010) and newer plumbing. The roof was

replaced with hail-resistant shingles and new siding in 2022, and the back fence in 2017. And then there's the community, a highlight that really sets this home apart. This is a neighbourhood that makes everyday life convenient while still giving you that feeling of being connected to the people and places around you. Parks and schools are nearby, along with shopping, walking paths, recreation, and the amenities you rely on every day. You can head out for a walk, take the kids to the park, meet up with friends, or run errands without going far. It's a place where you can enjoy the simple parts of daily life, spend time outdoors, and feel connected to your surroundings. 61 Shannon Crescent is a home with room to live, space to gather, and a community that gives you plenty of reasons to love where you live.