



GRASSROOTS
REALTY GROUP

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36 Shannon Circle SW
Calgary, Alberta

MLS # A2337762



\$670,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,227 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: Refrigerator (basement laundry room), 60" Sharp TV (Basement)

HOME SWEET HOME! Welcome to this beautifully updated and meticulously maintained bi-level home located on a quiet street in the highly sought-after community of Shawnessy. Offering over 2,372 Sq.Ft. of fully developed living space, this move-in ready home features 4 bedrooms, 3 full bathrooms, central air conditioning, and a double attached garage—perfect for growing families. The bright and functional main floor offers hardwood flooring, a spacious living room with a classic wood-burning fireplace, a generous dining area, and a beautifully renovated kitchen featuring quartz countertops, upgraded stainless steel appliances, freshly painted cabinetry, updated hardware, modern lighting, and plenty of storage. The primary bedroom includes double closets and a renovated ensuite, while two additional bedrooms and a beautifully updated 4-piece bathroom complete the main level. The fully finished basement offers exceptional additional living space with a large recreation room, cozy family room featuring a gas fireplace, den/home office, fourth bedroom, full bathroom, and laundry room. Extensive updates provide peace of mind, including Hardie Board siding and new gutters (2022), Class 4 hail-resistant roof (2022), renovated kitchen and bathrooms with quartz countertops (2021), triple-pane Low-E windows (2020), water softener (2020), rebuilt fencing, maintenance-free Duradek deck with metal railing, garage door and opener, high-efficiency furnace, central air conditioning, and updated flooring throughout. The beautifully landscaped, fully fenced backyard features a spacious maintenance-free deck, perfect for relaxing or entertaining. Ideally located close to parks, schools, shopping, restaurants, the YMCA, library, Shawnessy Greenbelt, Somerset-Bridlewood LRT Station, public transit, and major roadways. Pride of ownership is evident

throughout. A truly move-in ready home where the major investments have already been completed—simply move in and enjoy!