



GRASSROOTS
REALTY GROUP

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1310 Shannon Avenue SW
Calgary, Alberta

MLS # A2344164



\$649,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,244 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home		

Inclusions: N/A

SHAWNESSY BEAUTY !! This lovingly maintained, 3 bedroom bi-level located in the beautiful community of Shawnessy has to be seen ! This home features vaulted ceilings in the dining room & living room, a large country kitchen with a dining nook and island, along with access to the back deck and private back yard. You'll also find 2 large bedrooms, including the primary suite with a 4 pc. ensuite with a jetted tub and skylight, along with a family 4 pc. bath. Downstairs you'll find a large family room with a gas fireplace, the 3Rd large bedroom along with a large office / den and the mechanical / laundry room and a 4 pc. bath. Outside this home features a double attached front garage, a large rear deck and beautifully landscaped yard. In the past 5 years the siding, eavestroughing and shingles have been professionally replaced. Book your showing today !!