



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

141 Shannon Square SW
Calgary, Alberta

MLS # A2350845

\$669,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,007 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: NONE

OPEN HOUSE: SATURDAY, OCTOBER 17, 12:00–2:00 PM & SUNDAY, OCTOBER 18, 11:30 AM–1:30 PM.

FRESHLY UPDATED | BACKING ONTO GREEN SPACE | OVER 2,800 SQ. FT. DEVELOPED | 4 BEDROOMS | FINISHED BASEMENT | DOUBLE ATTACHED GARAGE | CLOSE TO LRT, SCHOOL, HIGHWAY AND AMENITIES!

Welcome to 141 Shannon Square SW, a spacious 2-storey family home in the established community of SHAWNESSY! Offering 2,002 SQ. FT. ABOVE GRADE and approximately 2,821 SQ. FT. OF TOTAL DEVELOPED LIVING SPACE, this home features 4 BEDROOMS, 2 FULL + 2 HALF BATHROOMS and recent upgrades including NEW LVP FLOORING, NEW CARPET & FRESH PAINT. The main floor offers a versatile FLEX ROOM, ideal for a HOME OFFICE or formal dining area, and a bright OPEN-CONCEPT LIVING SPACE with large windows and a GAS FIREPLACE. The kitchen features GRANITE COUNTERTOPS, WHITE CABINETRY, a CENTRE ISLAND with breakfast bar and CORNER PANTRY. Upstairs, you'll find 3 BEDROOMS, including a primary suite with a PRIVATE 4-PIECE ENSUITE and WALK-IN CLOSET, plus a SPACIOUS BONUS ROOM. The FULLY FINISHED BASEMENT includes a 4TH BEDROOM, HALF BATHROOM, LARGE RECREATION AREA and additional storage. Step outside to a FULLY FENCED BACKYARD with a DECK, LANDSCAPED LAWN and DIRECT GATE ACCESS TO THE GREENBELT, perfect for outdoor enjoyment. The DOUBLE ATTACHED GARAGE and driveway provide ample parking. PRIME LOCATION! Close to MARSHALL SPRINGS & EVERGREEN SCHOOLS, PARKS, SHAWNESSY CTRAIN STATION, YMCA, LIBRARY,

SHOPPING and RESTAURANTS, with easy access to MACLEOD TRAIL and STONEY TRAIL. A fantastic opportunity to own an UPDATED FAMILY HOME with GENEROUS LIVING SPACE and an EXCELLENT LOCATION!