

36 Shannon Road SW  
Calgary, Alberta

MLS # A2303675



## \$640,000

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,638 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped, Level, No Back Lane		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** n/a

Dare to Compare! 1638 square feet on the main floor of this Bungalow & over 3000 sq ft of living space. The Inviting front entrance features soaring vaulted ceilings flowing through the living & dining rm. The main floor boasts an exceptionally large family room, kitchen & eating nook. The spacious master bedroom has his & hers closet along with a 3 pce ensuite. The fully finished basement includes two more bedrooms, 3 pce bath, rec room, storage room & hobby room with sink. Other features include luxury vinyl flooring, main floor laundry, newer high end furnace & new air conditioner. Situated in the heart of Shawnessy on a very quiet street a few steps from a lovely green space. Plenty of shopping & entertainment at the Shawnessy Towne Centre. Transportation is a breeze with LRT, bus stops just around the corner and easy access to in out of the community to major roadways. Come on Buy!