

**57 Shannon Crescent SW**  
**Calgary, Alberta**

**MLS # A2167238**



**\$719,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,706 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot		

**Heating:** Baseboard, In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** -

**Exterior:** Stone, Stucco, Wood Frame

**Zoning:** R-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Closet Organizers, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Patio Furniture, Gazebo with bug net, Shed

**CORNER LOT | NEW ROOF | GREAT LOCATION |** Welcome to 57 Shannon Crescent SW! Steps to schools, parks and community center! Easy access to James McKeivitt too! Great curb appeal on this large corner lot! The roof was just replaced August 2024 too! Walk into the bright front living room with vaulted ceilings and open to the formal dining space. The kitchen has heated floors and a breakfast nook and is open to the living room with wood burning fireplace. Laundry and a 2 piece bath completes the main level. Upstairs you will find 3 good sized bedrooms including the primary with walk in closet and 3 piece ensuite. The second bedroom has hardwood under the carpet and there's a shared 4 piece bath too! The finished basement has a fourth bedroom with additional electric baseboard heat in basement bedroom, full bath and tons of storage. The South backyard is very private, large deck (gazebo and mosquito net included) Off the deck is a great stone patio with fireplace, plus grass for the kids to play in too! Double attached garage, windows replaced in approximately 2015 too!