



**41 Shannon Circle SW
Calgary, Alberta**

MLS # A2268909



\$695,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,903 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks, Vaulted Ceiling(s)		

Inclusions: n/a

This lovely home located on a quiet street in popular Shawnessy boasts many upgrades/renos and is exceptionally well maintained. The main floor features a spacious living room (bay window) & dining room with vaulted ceilings and is perfect for entertaining. The bright renovated kitchen has white cabinetry, a separate pantry, extra cabinets, stainless steel appliances and hardwood flooring. The large family room with a wood burning fireplace (gas starter) plus a 2 piece bathroom, 4th bedroom (den) and the laundry room (extra cabinets and shelf) complete the main level. Upstairs you will find an elegant master bedroom with a fully renovated ensuite which features a tiled double shower. This level has two more bedrooms and a renovated 4 piece main bathroom. The lower level offers a spacious recreation/games room, den/hobby room and a crawl space offering plenty of storage. The awesome, south facing back yard is nicely landscaped and backs onto a pathway. Great for entertaining and relaxing with a sunny deck (replaced in 2024), cozy stone patio & a fire pit. The roof, siding and eaves were replaced in 2022. Poly B has been replaced as needed. Great walking path and playground nearby. Walking distance to the Shawnessy LRT plus great amenities including school, shopping, restaurants, theatre, YMCA and Library. Don't miss this exceptional home - call your favourite Realtor to view today!