

1323 Shannon Avenue SW
Calgary, Alberta**MLS # A2213770****\$660,000**

Division:	Shawnessy		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,292 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Quartz Counters, See Remarks, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Garden Sheds x 2

OPEN HOUSE SAT MAY 3 & SUN MAY 4 - 2PM-4PM. This bilevel home is a must to see, located in a terrific part of Shawnessy, close to shopping, schools, parks, pathways and public transportation. Situated on a corner lot the home is nicely set back from the roadway, featuring a front yard with expansive lawn and an ornamental garden complete with a wishing well, resulting in wonderful street appeal. The home features a heated double front drive garage that has been freshly painted, including access directly into the entrance foyer of the home. As you step inside the home you will immediately notice the soaring vaulted ceilings and the beautiful gas fireplace. The kitchen includes above and below cabinet counter lighting, quartz counter top, walk in pantry and an eating area that opens to the rear covered deck. The primary bedroom includes a walk in closet and large 4 piece ensuite with separate shower. Another generous size bedroom is on this level and another 4 piece bathroom. Heading into the basement you will discover a large recreation room, a bedroom and a large office/flex room. A spacious 3 piece bath is conveniently located on this level, featuring a large shower and heated tile floors. The yard has been lovingly cared for and includes recently painted fencing, rear deck, rear yard wooden patio, two storage sheds, and a wonderful private covered raised deck off the kitchen eating area. The owners have meticulously maintained and updated the home including annual inspections of all mechanical systems. You will enjoy the automatic front and rear yard sprinkler system, making yard care so much easier. All the big ticket items have been replaced so you will have the comfort of knowing your investment in this property is secure. Just a few relevant details in the last six years include upgrading of attic insulation, new siding, soffit and fascia, new hail

resistant shingles, new front door, new garage door, new humidifier, updating of electrical outlets and exterior lighting, newer hot water tank, Kinetico soft water system, laminate flooring, electrical panel, stackable washer and dryer and a brand new refrigerator. The total value of improvements exceeds \$80,000. Be sure to check out the virtual tour. You will need to move quickly on this one.