



# 1303 Shannon Avenue Calgary Alberta

\$579,900

Looking for a great family home in the popular community of Shawnessy..... well look no further, Welcome to 1303 Shannon Avenue SW. Walking in you are greeted with a great size bright entry. Up a few steps you will find a formal sitting room with vaulted ceilings that flows to the dining area perfect for larger gatherings. Around the corner is a large kitchen boasting newer stainless steel appliances and lots of storage space. The kitchen looks down to a large cozy family room with gas fireplace. Off the kitchen is an entry to the south facing deck perfect for enjoying those warm summer days. Completing the main level is a den, two piece bath, laundry area and entrance to the double attached garage. As we walk upstairs you will find two good size bedrooms and a four piece bath as well as the master bedroom with four piece en-suite and walk-in closet. Heading down to the basement you will see lots of storage space and great open space for the kids to play. Recent upgrades to the home include..... newer roof, siding and soft metals 3 years ago, newer water tank and stainless appliances just two years ago. Don't miss out and make this your new home today!! (id:6769)

Primary Bedroom 10.58 Ft x 13.58 Ft

Bedroom 8.25 Ft x 11.58 Ft

Bedroom 8.42 Ft x 10.75 Ft

4pc Bathroom 4.92 Ft x 9.50 Ft

4pc Bathroom 5.00 Ft x 8.42 Ft

Kitchen 12.42 Ft x 16.00 Ft

Dining room 8.75 Ft x 10.50 Ft

Living room 10.83 Ft x 12.00 Ft

Family room 16.00 Ft x 13.83 Ft

Foyer 8.83 Ft x 9.83 Ft

Den 8.50 Ft x 8.25 Ft

Laundry room 5.08 Ft x 6.75 Ft

2pc Bathroom 3.00 Ft x 6.75 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca