



# 56 Shannon Circle Calgary Alberta

\$575,000

**\*HANDYMAN SPECIAL\*** This 1755 sq/ft home with a double attached garage needs upgrading. This 4-bedroom home is located on a corner lot on a quiet street, steps away from community walking paths. Through the front door is a bright living room / dining room with vaulted ceilings. The large kitchen with a breakfast nook overlooks the convenient family room with a wood burning fireplace. Completing the main floor plan is a 2-piece bathroom / laundry room combination and a mud room leading to the double garage. The upper level contains 3 bedrooms including the primary suite with a 3-piece bathroom and a spacious walk-in closet. The lower level has an enormous recreation room with built-in cabinets, the 4th bedroom and a 3-piece bathroom. In the back yard is a sizable deck with gas BBQ hookup, a gazebo and a storage shed. The furnace has been recently maintained and updated including new fan motor. Plenty of potential for an ambitious renovator here. The home has been heavily smoked in and will need neutralizing. (id:6769)

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|--|---------------------------------|
| Primary Bedroom 13.67 Ft x 13.08 Ft          | Furnace 13.00 Ft x 9.08 Ft      |
| Bedroom 12.17 Ft x 9.25 Ft                   | Other 18.92 Ft x 9.67 Ft        |
| Bedroom 11.92 Ft x 9.25 Ft                   | Dining room 13.58 Ft x 10.33 Ft |
| Bedroom 12.92 Ft x 10.83 Ft                  | Living room 15.42 Ft x 11.58 Ft |
| 4pc Bathroom 7.67 Ft x 5.83 Ft               | Foyer 6.75 Ft x 5.67 Ft         |
| 3pc Bathroom 8.17 Ft x 4.92 Ft               | Family room 14.33 Ft x 13.00 Ft |
| Recreational, Games room 24.50 Ft x 16.58 Ft | 2pc Bathroom 9.42 Ft x 5.42 Ft  |
| 3pc Bathroom 9.00 Ft x 8.92 Ft               | Other 6.67 Ft x 5.83 Ft         |
| Storage 5.92 Ft x 3.42 Ft                    |                                 |

Listing Presented By:



Originally Listed by:  
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