

47 Shannon Drive SW
Calgary, Alberta

MLS # A2263245



\$620,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,535 sq.ft.	Age:	1986 (39 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		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Black fridge in garage

If you have young children, this is the home for you. Schools are within earshot of this home, so no more drop off and pick up required. This 4 level split was designed for families, everyone has a bedroom and a place for play and relaxing. Lots of room for entertaining as well. And tons of storage room. This home has had several updates over the years, including new tub, showers and toilets, new furnace in 2021, newer hot water tank, newer roof, newer appliances, outdoor and indoor paint, new carpets and hardwood, upper windows replaced, bar area in basement. Shawnessy is a great neighbourhood, lots of parks, walking/bike paths, schools k - 9, shopping, community centres, close to Fish Creek and C-train.