

Listed By: **Tao Guo**  
**CIR REALTY**  
403-247-7770  
terryguo31@gmail.com

**Calgary/Shawnessy**

**88 SHANNON SQ SW**

**\$449,000**

Detached

**Style:** 2 Storey  
**Bedrooms:** Above: 3 / Ttl: 3  
**Bathrooms:** Full: 2 / Half: 1  
**Rooms Above:** 9  
**Floor Area:** 182 SqM / 1,953 SF  
**Year Built:** 2002  
**Taxes:** \$2,746 / 2012  
**Possession:** 60/NEG



Low price - listing price is just as City Assessment in today's hot market! New Hardwood floor & Marble countertops just finished in one year. This terrific 2 story home which located on a quiet street and close to all amenities including schools, shopping and public transit has everything you've been looking for! Open kitchen with large separate eating area, a good sized island, and lots of storage and counter. Upstairs are 3 bedrooms and the large Master bedrooms with ensuite & walk-in closets. In the west facing bonus room you can enjoy yourself with a lot of sunshine and Mountain View. Grass lay-out landscaping. A park just across the street to enjoy. Amazing house with an amazing price!

**Goods Included:** Dishwasher-Built-In, Dryer, Garage Opener-2 Control, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings-All

**Features:** Deck

**Parking:** Enclosed: 2 Total: 2 Double Garage Attached

**Amenities:**

