



**163 Shannon Circle SW
Calgary, Alberta**

MLS # A2319752



\$775,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,842 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Closet Organizers, No Smoking Home		

Inclusions: shed(2)

Welcome to one of Shawnessy's most sought-after locations, where convenience, family-friendly living, and exceptional value come together. Situated in a prime area of the community, you'll enjoy easy access to every amenity imaginable, including schools, shopping, parks, transit, and recreation. Finding a truly upgraded home with quality craftsmanship is rare—but this is one that stands out from the rest. Thoughtfully renovated from top to bottom, this home offers one of the most desirable floor plans in the neighborhood and has been extensively updated for modern living. The main floor features luxury vinyl plank flooring throughout, complemented by new baseboards, trim, and updated lighting. The outdated popcorn ceilings have been professionally removed, creating a clean, contemporary look. For added peace of mind, all Poly-B plumbing has been replaced. Designed for both everyday living and entertaining, the spacious kitchen offers ample room for family gatherings and hosting guests. The main level also includes formal living and dining rooms, along with a welcoming family room featuring a cozy gas fireplace. Upstairs, the generous primary bedroom easily accommodates a king-sized bed and full bedroom suite. The second bedroom is also large enough for a king bed, while the third comfortably fits a queen-sized setup. The fully developed basement expands your living space with a massive recreation room, a built-in bar, a full 4-piece bathroom, and an oversized storage/mechanical room. Additional recent upgrades include: • New furnace (2026) • New hot water tank (2026) • Updated kitchen and bathrooms • Complete exterior repaint • Two powered storage sheds Step outside to enjoy the private west-facing backyard—perfect for relaxing evenings, gardening, or entertaining. Families will appreciate having both

Catholic (K–6) and Public (K–9) schools within the community and just minutes from home. With extensive upgrades, a fantastic layout, and an unbeatable Shawnessy location, this is a home that truly checks all the boxes. Don't miss your opportunity to see it in person.