



GRASSROOTS

REALTY GROUP

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175 Shannon Circle SW
Calgary, Alberta

MLS # A2326498



\$785,000

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,145 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: None

Beautifully maintained family home in Shawnessy offering almost 2,200 sq. ft. of thoughtfully designed living space in the highly desirable community of Shawnessy. Tucked away on a quiet circle with virtually no through traffic, this exceptional property combines generous living areas, a functional floor plan, and an unbeatable location close to schools, parks, shopping, and transit. The inviting main floor is designed for both everyday living and entertaining, featuring an extra-large living room, formal dining room, and a warm, welcoming family room highlighted by a cozy wood-burning fireplace. The spacious kitchen offers abundant cabinetry, a large pantry, and a bright breakfast nook overlooking the backyard, while the adjoining coffee room creates the perfect space to enjoy your morning coffee or expand your kitchen workspace. Central vacuum adds everyday convenience throughout the home. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a spacious primary retreat complete with a walk-in closet and a luxurious ensuite featuring a relaxing jetted Jacuzzi tub. The professionally finished walkout basement provides incredible flexibility with a massive recreation room, an additional bedroom, a private office, a full 3-piece bathroom, a convenient kitchenette, extensive storage, and a large IKEA storage cabinet that will remain with the home—ideal for multigenerational living, guests, or a home-based business. Outside, the fully fenced backyard offers excellent privacy thanks to rear lane access, while the underground sprinkler system helps keep the landscaping lush and green. The double attached garage includes a workbench and built-in storage shelving, making it perfect for hobbyists or extra organization. Location is everything, and this home truly delivers. Enjoy walking distance to Father Doucet School and Samuel W. Shaw

School, Shannon Park, the outdoor skating rink, tennis courts, playgrounds, sports fields, and an extensive network of walking and cycling pathways. The friendly neighbourhood is known for its welcoming atmosphere and quiet streets. Commuting is effortless with excellent public transit, including Shawnessy LRT Station just a 10-minute walk away, along with nearby bus routes. Within minutes you'll find Shawnessy Shopping Centre, Millrise Plaza, The Boulevard Shopping Centre, Sobeys, Save-On-Foods, Calgary Co-op, Superstore, Walmart, Canadian Tire, Home Depot, Shoppers Drug Mart, Winners, Golf Town, Mastermind Toys, banks including RBC, TD, CIBC, Scotiabank and ATB Financial, Midlake Veterinary Clinic, Landmark Cinemas, YMCA, and an outstanding selection of restaurants including Kinjo Sushi, Moxies, Blowers & Grafton, Tim Hortons, A&W, McDonald's, Domino's Pizza, and many more.