



GRASSROOTS
REALTY GROUP

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163 Shannon Circle SW
Calgary, Alberta

MLS # A2351740

\$699,900

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, City Lot, Landscaped, Low Maintenance Landscape, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home		

Inclusions: Shed(2)

Welcome to Shawnessy. OPEN HOUSE Sunday October 18, 2pm - 4pm. The most desired part of the community with all the amenities one would want or could ask for. Everyone wants an upgraded home with quality and craftsmanship. They are rare, but here is one, with all the stones turned. Over \$125,000 of Contracted Upgrades. This home boasts the best floor plan of all the homes in the area. The main floor has been upgraded with with luxury vinyl plank through out and new Baseboards and Trims. Popcorn is for movies Not your ceiling. Complete replacement and new lighting install through out. ALL POYL_B REPLACED. Large kitchen for entertaining. Formal living room and dining rooms. Main floor family room with a gas fireplace. Master bedroom is larger than most homes, nice and roomy for your king bed and dressers. Second bedroom is also King bed size and the 3rd is only queen. Basement is fully developed with a bar, 4pc bathroom, massive family room and large storage/mechanical room. More upgrades with a new furnace in 2026 and a new Hot Water tank in 2026. All levels of schools both catholic(k to 9) and public(k to 9) with in 5 minutes, in the community. Exterior completely re-painted plus a private west yard with 2 sheds with power. Bathroom and kitchen upgrades and list keeps going. This home is a must see.