

# **\$674,900 - 163 Shannon Circle Sw, Calgary**

MLS® #A2213817

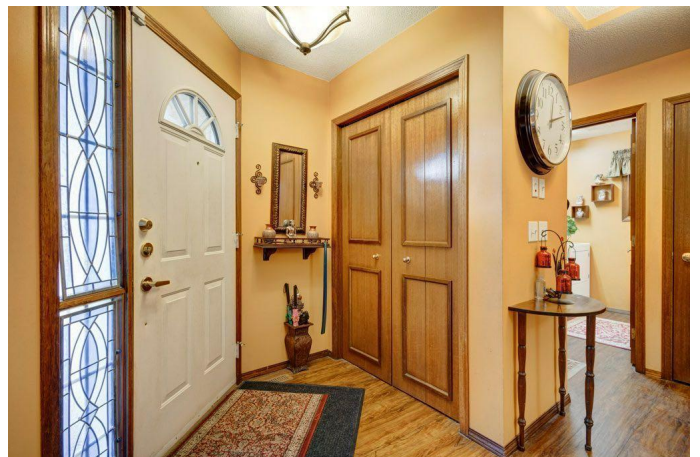
**\$674,900**

3 Bedroom, 4.00 Bathroom, 1,870 sqft

Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

Absolutely PRISTINE and IMMACULATELY KEPT, it's our pleasure to introduce to you this LARGE, FULLY-FINISHED, LUXURY HOME boasting almost 2,800 SQFT of developed living space on all 3 levels. Featuring 3 bedrooms, 3.5 bathrooms, this home is located on a BEAUTIFUL AND QUIET STREET in the heart of the SHAWNESSY, one of the most sought after communities in Calgary. THE PICTURES DON'T DO THE HOME JUSTICE, you MUST VIEW this home in person to appreciate all the wonderful features, YOU WON'T BE DISAPPOINTED. From the first impression, the EXTERIOR STUCCO finishings give the home a grand and luxurious feel. Upon entering the home, you will love the traditional yet functional layout, BEAUTIFUL WOOD FINISHINGS plus HARDWOOD FLOOR and ALLURE LAMINATE FLOOR throughout the main and upper levels. Large FRONT LIVING ROOM with HUGE WINDOWS letting in an abundance of natural light.. LARGE FORMAL DINING ROOM is ideal for many family gatherings. Kitchen with beautiful OAK CABINETS, STAINLESS STEEL APPLIANCES has a generous dining/nook area (not many homes these days offer both a formal dinning room and a dining nook area. This is a RARE FEATURE). On the right of the kitchen is the MOST COZY and LARGE FAMILY ROOM with a CENTRAL GAS FIREPLACE. Large window from the family room offers a GREAT VIEW of a LARGE



WEST BACKYARD. The kitchen nook has a door opening to the LARGE DECK in A LARGE BACKYARD (WEST FACING). MAIN FLOOR LAUNDRY and 1/2 bathroom combo offers daily convenience. Upper floor has 3 GENEROUS-SIZED BEDROOMS, HUGE MASTER BEDROOM has a full ENSUITE BATH and a walk-in closet. Main bathroom is also large, ideal for a growing family. FULLY-FINISHED BASEMENT offers a LARGE REC ROOM (ideal for a home theatre), a WET BAR, 3RD FULL BATH and plenty of storage room. NEWER FURNACE. LARGE WEST BACKYARD with DECK, FLOWER BEDS and LOWER PATIO. This home is at an IDEAL LOCATION, just a few blocks from Shannon Park, Samuel W. Shaw School, Janet Johnston School, minutes from SHAWNESSY LTR STATION, MacLeod Trail, SHAWNESSY SHOPPING CENTRE (all levels of shops, restaurants, movie theatre, library, gym...). This home is also just minutes from FISH CREEK PARK. There is SO MUCH TO OFFER in this absolutely gorgeous home, LOVINGLY CARED FOR BY LONG TIME OWNERS. Don't miss viewing it today!

Built in 1990

### **Essential Information**

MLS® #	A2213817
Price	\$674,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,870
Acres	0.11
Year Built	1990
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	163 Shannon Circle Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2L1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Storage, Natural Woodwork
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	11

ZoningR-CG

Listing Details

Listing OfficeCIR Realty

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