163 Shannon Circle SW

Calgary | Active | MLS® A2351740

$699,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**1990**	**1,841.7 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Mission Real Estate

A closer look

OPEN HOUSE October, 18 2pm to 4pm. 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 The outdated popcorn ceilings have been professionally removed, creating a clean, contemporary look.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. Over $125,000 in contracted upgrades. 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351740
Bedrooms	3
Bathrooms	4
Year Built	1990
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,841.7 sq. ft.
Main Level Finished Area:	1,013.1 sq. ft.
Upper Level Finished Area:	828.6 sq. ft.
Below Grade Finished Area:	904.6 sq. ft.
Acreage:	No
Lot Area:	4,972 sq. ft.
Lot Frontage:	45'11"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1990 (Age: 36)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9010086
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
City Quadrant:	Southwest
Community:	Shawnessy
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Shed(2)
Restrictions:	None Known
Main Floor	Family Room · 12'7" × 11'3" ·
Main Floor	Kitchen · 11'10" × 8'5" ·
Main Floor	Living Room · 15'5" × 13'7" ·
Main Floor	Dining Room · 12'11" × 8'5" ·
Main Floor	Nook · 11' × 5' ·
Main Floor	Laundry · 8'1" × 6'8" ·
2nd Floor	Bedroom - Primary · 14'6" × 13'8" ·

2nd Floor	Bedroom · 10'11" × 9'6" ·
2nd Floor	Bedroom · 11'4" × 10'2" ·
2nd Floor	Walk-In Closet · 5'6" × 4'6" ·
Basement	Family Room · 21'5" × 19'8" ·
Basement	Furnace/Utility Room · 23'6" × 8'3" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home
Exterior Features:	BBQ gas line, Private Yard, Storage
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, City Lot, Landscaped, Low Maintenance Landscape, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/163-shannon-circle-sw-calgary-a2351740/

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Data was last updated November 25, 2026 at 06:05 PM (UTC)

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