175 Shannon Circle SW

Calgary | Active | MLS® A2326498

$750,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1990**	**2,145.36 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

LIVE UP, RENT DOWN! 1 BEDROOM ILLEGAL BASEMENT SUITE WITH SPLIT STAIRCASE SEPARATE ENTRANCE - IDEAL MORTGAGE HELPER, IN-LAW SUITE, AIRBNB OR MULTI-GENERATIONAL LIVING | Beautifully maintained family home in Shawnessy offering OVER 3200 sq. ft. of DEVELOPED 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 walk-up basement suite (illegal) provides incredible flexibility with over 1,000 sq ft living space, 1 bedroom, full 3 pc bath, a massive recreation room, a private office, spacious kitchen area, extensive storage, and a large IKEA storage cabinet that will remain with the home. 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2326498
Bedrooms	4
Bathrooms	4
Year Built	1990
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey
Total Living Area:	2,145.36 sq. ft.
Main Level Finished Area:	1,192.82 sq. ft.
Upper Level Finished Area:	952.55 sq. ft.
Below Grade Finished Area:	1,077.07 sq. ft.
Acreage:	No
Lot Area:	5,059 sq. ft.
Lot Frontage:	47'8½"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	1990 (Age: 36)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9010086
Heating:	Forced Air

Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	Shawnessy
Appliances:	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Foyer · 7'8" × 7'5" ·
Main Floor	Living Room · 16'6" × 14'10" ·
Main Floor	Dining Room · 15'6" × 9'8" ·
Main Floor	Kitchen · 10'1" × 9'11" ·

Main Floor	Breakfast Nook · 17'1" × 12'4" ·
Main Floor	Family Room · 15'11" × 12'5" ·
Main Floor	Laundry · 8'9" × 5'9" ·
Upper Level	Bedroom · 11'10" × 10'1" ·
Upper Level	Bedroom · 11'10" × 10'5" ·
Upper Level	Bedroom - Primary · 15'6" × 14'5" ·
Basement	Bedroom · 11'10" × 9'5" ·
Basement	Den · 13'11" × 11'11" ·
Basement	Kitchen · 15'6" × 10'3" ·
Basement	Game Room · 23'9" × 17'11" ·
Basement	Furnace/Utility Room · 7'7" × 5'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Jul 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/175-shannon-circle-sw-calgary-a2326498/

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