

163 Shannon Circle Calgary Alberta

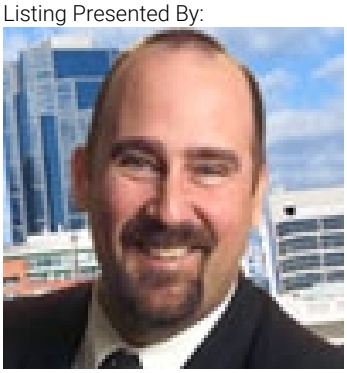
$699,900

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 The outdated popcorn ceilings have been professionally removed, creating a clean, contemporary look.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: o New furnace (2026) o New hot water tank (2026) o Updated kitchen and bathrooms o Complete exterior repaint o 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 h...

Primary Bedroom 14.50 Ft x 13.67 Ft
Bedroom 10.92 Ft x 9.50 Ft
Bedroom 11.33 Ft x 10.17 Ft
4pc Bathroom 7.67 Ft x 7.17 Ft
3pc Bathroom 9.92 Ft x 6.25 Ft
Other 5.50 Ft x 4.50 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft
Family room 12.58 Ft x 11.25 Ft
Kitchen 11.83 Ft x 8.42 Ft
Living room 15.42 Ft x 13.58 Ft
Dining room 12.92 Ft x 8.42 Ft
Other 11.00 Ft x 5.00 Ft

Listing Presented By:



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http://www.randybrook.com/

RE/MAX Realty Professionals

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Family room 19.67 Ft x 21.42 Ft

Furnace 23.50 Ft x 8.25 Ft

2pc Bathroom 8.08 Ft x 6.67 Ft

Laundry room 8.08 Ft x 6.67 Ft