# \$625,000 - 162 Shannon Hill Sw, Calgary

MLS® #A2249764

# \$625,000

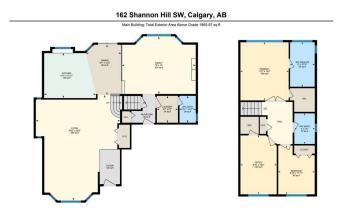
3 Bedroom, 3.00 Bathroom, 1,866 sqft Residential on 0.11 Acres

Shawnessy, Calgary, Alberta

Welcome to this distinguished family residence in the heart of Shawnessy. Gracefully positioned on a quiet, tree-lined lot reminiscent of a private park, this two-storey home offers nearly 1,900 sq. ft. of above-grade living space with thoughtful updates and a layout designed to harmonize comfort, style, and function. Notable improvementsâ€"including brand-new windows and new main-floor flooringâ€"enhance both durability and aesthetic appeal, roof done in 2019 providing immediate peace of mind for the next homeowner. Upon entry, a bright foyer with vaulted ceilings sets the tone of openness and elegance. The main floor unfolds with living room with vaulted ceilings for family gatherings or quiet retreat. An inviting family room anchored by a fireplace, and a well-appointed kitchen with ample cabinetry and a cheerful breakfast nook with dining area overlooking the landscaped private backyard. A half bathroom and main floor laundry room complete this level with convenience. The upper floor showcases three generously sized bedrooms and two full bathrooms, highlighted by the serene primary suite with walk-in closet and private ensuite. The undeveloped basement provides a rare opportunity to customize additional living spaceâ€"whether as a recreation room, fitness area, guest quarters, or secondary suite. Outdoors, the private, treed lot with mature landscaping is a true sanctuary, offering shade, privacy, and an ideal setting for entertaining. An attached







double garage, many updates over the years, and a location close to all levels of schools, parks, playgrounds, transit (including LRT), shopping, the Shawnessy YMCA, and library further enhance the home's appeal. When considered against the current market and recent neighbourhood sales, this property stands out as a superior value, combining size, updates, and location at a compelling price point. It is not only a home of enduring quality but also a wise investment in one of Calgary's most established and family-friendly communities. A private viewing is highly recommended.

Built in 1990

# **Essential Information**

MLS® # A2249764 Price \$625,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,866 Acres 0.11 Year Built 1990

Type Residential Sub-Type Detached

Style 2 Storey Split

Status Active

# **Community Information**

Address 162 Shannon Hill Sw

Subdivision Shawnessy

City Calgary
County Calgary
Province Alberta
Postal Code T2Y 2Y8

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home

Appliances Dishwasher, Dryer, Freezer, Garage Control(s), Oven-Built-In,

Refrigerator, Washer, Window Coverings, Range

Heating Forced Air

Cooling Window Unit(s)

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 20th, 2025

Days on Market 1

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX West Real Estate

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