



**GRASSROOTS**  
REALTY GROUP

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**202 Shannon Hill SW**  
**Calgary, Alberta**

**MLS # A2227329**



**\$759,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,943 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, No Smoking Home, See Remarks, Soaking Tub, Storage, Tankless Hot Water		

**Inclusions:** Samsung Gas Stove with Double Ovens, Samsung Refrigerator, Microwave, Dishwasher, Hood Fan, Washer, Dryer, Refrigerator (bsmt), Electric Stove (bsmt), Window Coverings, Pergola, Garage door opener, Garage remotes, Shed

Stunning Upgraded Home in PRIME Shawnessy LOCATION. Welcome to your new, BEAUTIFULLY UPDATED HOME nestled on a QUIET, mature street just minutes from transit, shopping, and schools. Featuring a fully REMODELLED kitchen with NEW gleaming QUARTZ countertops, NEW tile backsplash, fresh white cabinetry, and stainless-steel appliances—including a NEW GAS STOVE with DOUBLE-OVENS—this kitchen is a dream for any home chef. Enjoy the separate coffee area, a perfect way to start your day. The main floor offers versatile living spaces, including a SPACIOUS living room with HARDWOOD floors, a wood-burning FIREPLACE with gas igniter, and oversized windows that fill the home with natural light. There's also a bright family room and a formal dining room with built-in cabinetry—perfect for entertaining or easily converted into a home office. A convenient 2-piece bathroom and main floor laundry add to the functionality. Upstairs, the expansive PRIMARY Bedroom features DUAL walk-in closets and a renovated LUXURIOUS 5-piece Ensuite complete with HEATED-FLOORS, a deep soaking tub, and a CUSTOM-TILED shower. Two additional well-sized bedrooms and a beautifully renovated 3-piece bathroom complete the upper level. Downstairs offers a fully finished basement, complete with a full kitchen, 3-piece bath, spacious bedroom, and large living area, plus generous storage—ideal as a mortgage helper or space for your growing or extended family. Enjoy the outdoors in your PRIVATE, landscaped backyard with a deck, concrete patio, pergola, outdoor fire pit area and sprinkler system designed for hanging baskets, which is on a timer. The LIFETIME slate TILE ROOF, Newer AC, Newer Furnace, Newer TANKLESS Hot Water System, and Newer water softener ensure COMFORT and EFFICIENCY.

year-round. A double front-attached garage adds convenience. All of this, just a 15-minute walk to the LRT and a quick drive to Shawnessy Shopping Plaza. Potential to legalize the basement suite, subject to approval and permitting by the city/municipality. Don't miss this RARE GEM—MOVE-IN ready and PACKED with UPGRADES!