

# \$759,900 - 202 Shannon Hill Sw, Calgary

MLS® #A2227329

**\$759,900**

4 Bedroom, 4.00 Bathroom, 1,943 sqft

Residential on 0.12 Acres

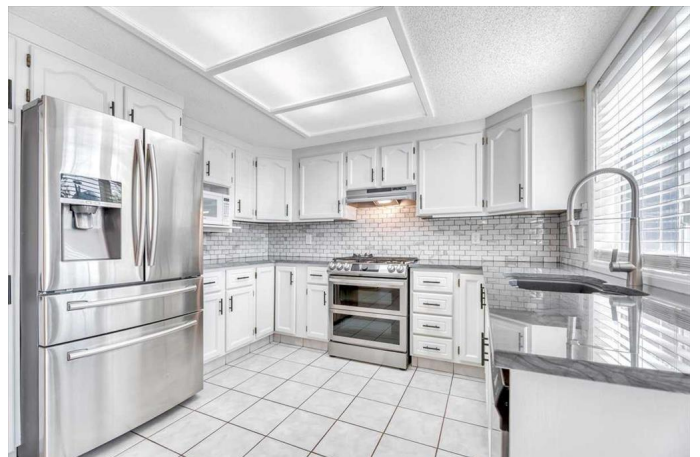
Shawnessy, Calgary, Alberta

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!

Built in 1991

### **Essential Information**

MLS® #	A2227329
Price	\$759,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,943
Acres	0.12
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	202 Shannon Hill Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2Y8

## Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Concrete Driveway
# of Garages	2

## Interior

Interior Features	Built-in Features, Granite Counters, No Smoking Home, See Remarks, Soaking Tub, Storage, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Double Oven, Gas Stove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing, Gas Starter
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn
Roof	Tile
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	20
Zoning	R-CG

## Listing Details

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