

# \$620,000 - 292 Shannon Estates Terrace Sw, Calgary

MLS® #A2221225

**\$620,000**

2 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

Welcome to Shannon Estates Villas, a well maintained & beautifully landscaped complex conveniently located in the heart of Shawnessy. This 2 bedroom plus den, 3 bath villa features over 2500 SQFT of professionally developed living space. This end unit is situated for maximum privacy & lots of natural light from the extra windows on the main floor & the vista view windows on the lower level. The main floor features a low maintenance tiled entry with a double closet. The den with a French door & a bay window is conveniently located near the front entrance. The kitchen has an abundance of gleaming white cabinetry, 2 banks of pots & pans drawers, a pantry, a stainless appliance package, a window over the sink & a pass through to the dining room. The combination living room/dining room is very open, ideal for entertaining & includes a niche for a buffet, a gas fireplace & French door access to a large west facing deck. The two piece powder room & laundry are conveniently located on the main floor. The king size master features a walk-in closet, a luxurious 3 pc bath including extended vanity with great storage + counter space, a linen cupboard & a newer, **OVERSIZED WALK-IN SHOWER WITH BENCH SEATING & SLIDING GLASS DOOR ACCESS.** The lower level includes a huge family room, bedroom, 4 pc bath, a 13' x 12' storage room with large window that could easily be converted to a 3rd bedroom plus lots of additional shelved storage. The



windows on this level are oversized & provide an abundance natural light. With a double car garage, a 2 vehicle parking pad & visitor parking available in the complex, there is plenty of room for guests. Easy access to shopping, Fish Creek Park, the YMCA, the new Ring Road system & MacLeod Trail.

Built in 2002

### **Essential Information**

MLS® #	A2221225
Price	\$620,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,267
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

### **Community Information**

Address	292 Shannon Estates Terrace Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4C5

### **Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile, Great Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Front Yard, Lawn, No Neighbours Behind, Street Lighting, Treed, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	24
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.