

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

MLS® #A2221225

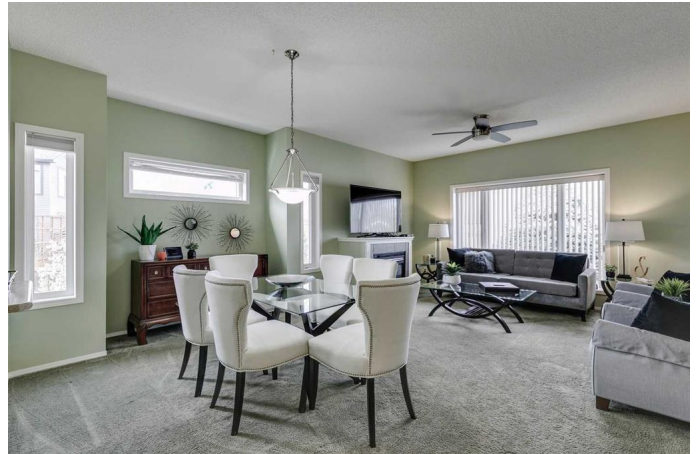
**\$620,000**

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, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |
| Fireplaces        | Gas, Mantle, Great Room, Tile                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                     |

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 33             |
| Zoning         | M-CG           |

## Listing Details

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

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