

# \$699,900 - 78 Shannon Estates Terrace Sw, Calgary

MLS® #A2259838

**\$699,900**

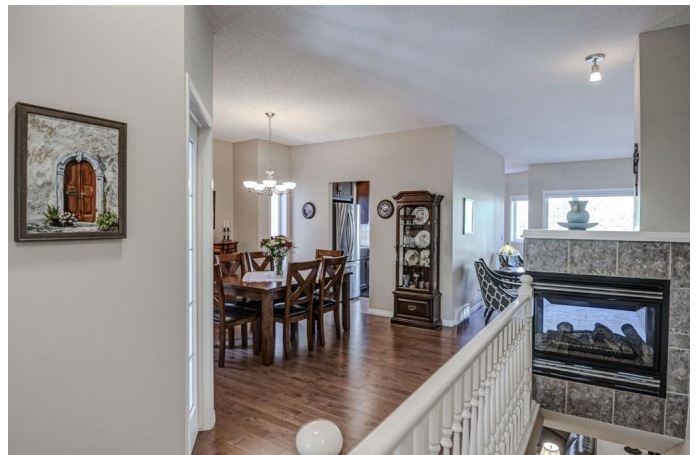
3 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

OPEN HOUSE SAT & SUN. Oct. 4 & 5 - 2-4

**\*\* Stunning renovated maintenance free Lifestyle in prestigious Shannon Estates Villas. This Bungalow over 2,300+ sq. ft. boast \$45,000. of recent renovations and upgrades, including gorgeous maple hardwood and ceramic tile floors. Step through the locking storm/screen door, you'll be greeted by 9'ceilings on both levels and an abundance of natural light through numerous windows. The den/reading nook or flex bedroom is perfectly located left of front entry with large south facing window. The spacious dining room features a cantilever wall, ideal for your dining sideboard /cabinet. A three-sided gas fireplace with temperature-regulated fan separates the dining area from the living room, creating a cozy atmosphere. The kitchen was redesigned custom maple cabinetry, granite countertops, and a stylish tile backsplash. Ample storage space is provided by extended soft-close cabinets, a double wide tower pantry, and a walk in corner pantry. Newer stainless appliances-allow for your gourmet creations. The eating area boasts a large bay window and patio door access to a private rear deck-(9 x 10'5"). Mature trees provide privacy and a serene setting away from traffic noise. The primary bedroom is generously sized, accommodating a king-sized bed with ease. Featuring a large walk-in closet and an ensuite bath with separate shower, soaker tub, and ample storage. Convenient main floor laundry and powder room. The lower level is very**



bright and spacious with oversized (Sunshine windows) that flood the lower level with natural light. Large family room with 2nd gas fireplace, another large bedroom with a walk-in closet, a 4-piece bath and additional storages spaces. The double attached (garage 21' x 18'6" )is dry walled, insulated and painted with extra insulation in the attic. Recent additions-reverse osmosis, garburator ,keyless entry to doors + garage. This home is in immaculate move- in condition. Green spaces for walks connected through the neighbourhood to Fish Creek Park, Shopping and Restaurants. Situated in a well-maintained Adult villa complex. Close access to the new Stoney Trail Hwy- 201 ring road around the City. Light Rail Transit 10 minute bus ride or park and ride. Great Value and Opportunity! (NON SMOKING AND NO PET HOME)

Built in 2000

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2259838               |
| Price          | \$699,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,313                  |
| Acres          | 0.09                   |
| Year Built     | 2000                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 78 Shannon Estates Terrace Sw |
| Subdivision | Shawnessy                     |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2Y 4C6 |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Park                                                    |
| Parking Spaces | 4                                                       |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers                                                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garburator, Microwave, Refrigerator, Washer, Water Purifier, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                   |
| Cooling           | Central Air                                                                                                                               |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                         |
| Fireplaces        | Family Room, Gas, Living Room, Tile, Three-Sided                                                                                          |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                            |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                                                       |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot, Street Lighting, Treed |
| Roof              | Concrete                                                                                     |
| Construction      | Concrete, Stone, Stucco, Wood Frame                                                          |
| Foundation        | Poured Concrete                                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 9                    |
| Zoning         | R-C2                 |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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