

# \$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, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Garburator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, 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	7
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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