# $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. 09-27 + 28 - 2-4:00PM *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
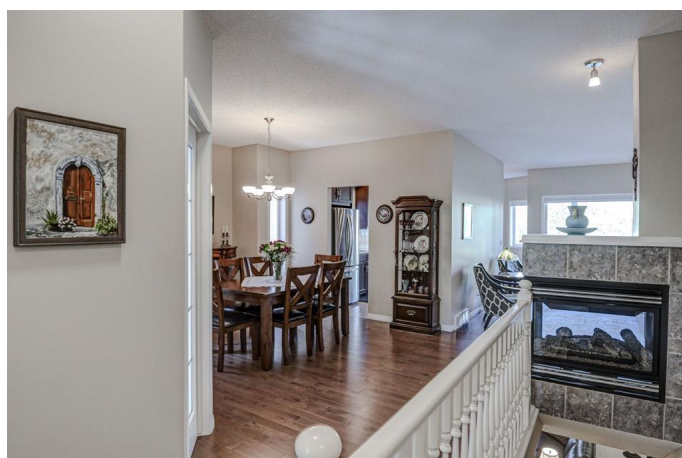
bright and spacious with oversized (Sunshine windows) that flood the lower level with natural light.  Large family room with 2nd gas fireplace, another large bedroom with a walk-in closet, a 4-piece bath and additional storages spaces. The double attached (garage 21' x 18'6" )is dry walled, insulated 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!

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, Three-Sided, Tile |
| 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 | 2 |
| Zoning | R-C2 |

## Listing Details

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