

\$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

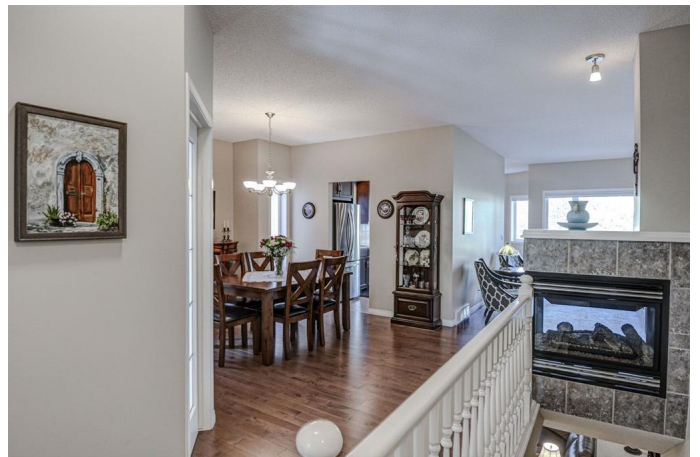
Shawnessy, Calgary, Alberta

Conditionally Sold awaiting Deposit.....*

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, Window Coverings, Water Purifier
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	13
Zoning	R-C2

Listing Details

Listing Office	Royal LePage Benchmark
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