

# \$629,000 - 316 Shannon Estates Terrace Sw, Calgary

MLS® #A2214061

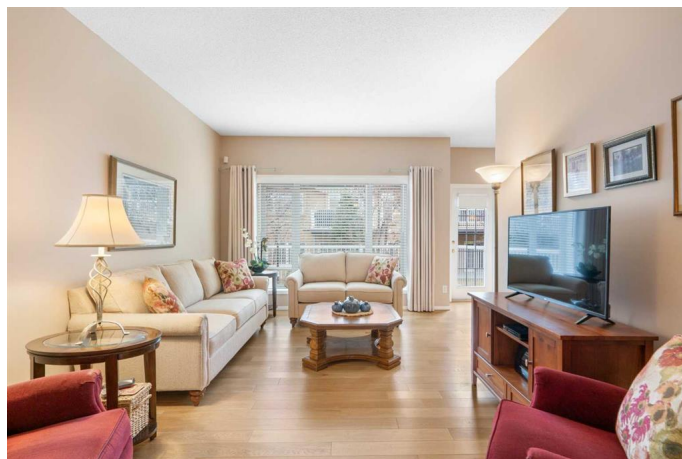
**\$629,000**

2 Bedroom, 3.00 Bathroom, 1,266 sqft

Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

This beautiful bungalow townhouse is part of Shannon Estates Villas, an adult-only condominium development. With 1,266 sq ft on the main floor, this wonderful home has everything you need for single level living in comfort and style. It features 9 ft ceilings and beautiful upgraded hardwood floors throughout the main living areas, which include a formal dining room, kitchen with newer stainless steel appliances, breakfast nook with a door leading to the balcony, living room with three-sided fireplace, and a bright and airy den. The primary bedroom includes a spacious 4 piece ensuite and walk-in closet, and a 2 piece bathroom and laundry room complete the main floor. The fully developed lower level features a large rec room with another gas fireplace and built-in wall unit, an office/flex room with built-in desk and shelving, a good-sized guest bedroom, and a 4 pc bathroom, plus the large utility room with lots of space for storage. Central air conditioning keeps the entire home cool and comfortable in the summer. Throughout the home there is plenty more storage with a large closet in every bedroom and bathroom. The attached double garage is oversized and fully insulated and there's space for two more cars on the driveway. Don't miss your chance to become a part of this adult-only enclave in Shawnessy, with great access to shopping, entertainment, parks, transit, plus easy access to Stoney Trail - act quickly, it won't be on the market for long!



Built in 2002

## Essential Information

MLS® #	A2214061
Price	\$629,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,266
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

## Community Information

Address	316 Shannon Estates Terrace Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y4C5

## Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Concrete Driveway
# of Garages	2

## Interior

Interior Features	Bookcases, Central Vacuum, High Ceilings, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Clay Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	7
Zoning	M-CG

## Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.