

# \$775,000 - 214 Shannon Estates Terrace Sw, Calgary

MLS® #A2258228

**\$775,000**

3 Bedroom, 3.00 Bathroom, 1,381 sqft

Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

Welcome home to a truly maintenance-free lifestyle. This bright, coveted corner unit is designed to lift your spirits, with walls of windows that stream sunlight across the beautiful gleaming hardwood floors. Bungalow Villa with walk-out lower level over 2,400sq.ft. backing onto green space. The open-concept design is a dream for modern living. Imagine cozy nights by the granite gas fireplace, its warmth a shared experience between the spacious living room and the designer kitchen. Your main-floor primary suite is a true retreat, waking you gently with the beauty of the sunrise through its expansive windows. 4-piece ensuite, complete with a soaker tub for ultimate relaxation.

Your connection to nature is seamless: sip your coffee on the east-facing patio, overlooking the peaceful green space, or step down from the professionally finished walk-out lower level to a private, covered sanctuary. This lower level is a haven for fun, featuring a massive recreation room, a stylish wet bar, and a second gas fireplace. 2 Bedrooms in lower level, smaller one is a nice den size. This is your chance to reclaim your weekends. For only \$483.44 a month, the details are handled: exterior maintenance, snow removal, and landscaping are all covered. Front garden under window is your private space to create your own enjoyment.

Prestigious Shannon Estates isn't just an address—it's the start of your new, carefree chapter with premium shopping, churches and



eating experiences awaiting you.

Built in 2002

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2258228      |
| Price          | \$775,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,381         |
| Acres          | 0.13          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 214 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, Driveway, Front Drive, Garage Door Opener, Insulated, Additional Parking |
| # of Garages   | 2                                                                                                |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Storage, Wet Bar  |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer |

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Heating         | Fireplace(s), Forced Air, Natural Gas              |
| Cooling         | None                                               |
| Fireplace       | Yes                                                |
| # of Fireplaces | 2                                                  |
| Fireplaces      | Family Room, Gas, Living Room, Mantle, Glass Doors |
| # of Stories    | 1                                                  |
| Has Basement    | Yes                                                |
| Basement        | Full, Walk-Out                                     |

## Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Concrete                                                                                             |
| Construction      | Stone, Stucco, Wood Frame                                                                            |
| Foundation        | Poured Concrete                                                                                      |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 12                   |
| Zoning         | M-CGd22              |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.