

# **\$659,800 - 37 Shannon Estates Terrace Sw, Calgary**

MLS® #A2225757

**\$659,800**

2 Bedroom, 3.00 Bathroom, 1,306 sqft

Residential on 0.09 Acres

Shawnessy, Calgary, Alberta

What an opportunity to live in this amazing adult Villa Bungalow! This home is absolutely move in ready with a location in one of the quietest spots in the complex! The current owner has enjoyed living here for close to 23 years and has done some wonderful updates! The flooring on the main floor has been redone with high quality, 5/8's thick engineered hardwood along with gorgeous vinyl tile. The white kitchen has been spruced up with beautiful granite counters and stainless steel appliances. A new fridge with water and ice dispenser was added in March of 2023 along with a new dishwasher also about two years ago. As well, There's newer stainless door hardware throughout. It should also be noted that the owner(s) installed Argon gas filled windows with a tint for better R value and protection from the sun's rays shortly after moving in, as a replacement for the original windows. Other features include Central Air conditioning, quartz counters in the main floor bathrooms, 9 foot ceilings, a private area for laundry tucked away by the garage entrance and two gas fireplaces with fans. The basement fireplace is also hooked up to a thermostat. Outside there's an enlarged, west facing, back deck with a gas line for a barbecue. It should also be mentioned that over the years the owner has enjoyed Deer wandering outside the yard. The layout of this home is very open as there is HUGE Living room/Dining room area which allows for large gatherings for family and friends! The Primary



bedroom can accommodate a King sized bed, there are two closets and a gorgeous en suite with a separate shower and bath. Downstairs along with a massive Rec/games room you'll find a guest bedroom, a full bathroom and a TON of storage space! There is really nothing to change in this home. All you have to do is move in and enjoy!! As an added bonus, the location is close too Shopping, restaurants, the YMCA, bus lines and the C Train station. Possession is 45 days negotiable.

Built in 2002

### Essential Information

MLS® #	A2225757
Price	\$659,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,306
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	37 Shannon Estates Terrace Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4C3

### Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	4

Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated
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# of Garages	2
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## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
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Heating	Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Gas, Living Room, Mantle, Blower Fan, See Remarks, Recreation Room, Tile
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Has Basement	Yes
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Basement	Finished, Full
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## Exterior

Exterior Features	BBQ gas line
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Lot Description	Few Trees, Front Yard, Landscaped, Rectangular Lot, See Remarks, Street Lighting, Underground Sprinklers
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Roof	Concrete, Tile
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Construction	Stone, Stucco, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	May 29th, 2025
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Days on Market	11
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Zoning	R-CG
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## Listing Details

Listing Office	RE/MAX iRealty Innovations
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