

# **\$649,900 - 269 Shannon Estates Terrace Sw, Calgary**

MLS® #A2206568

**\$649,900**

2 Bedroom, 3.00 Bathroom, 1,300 sqft

Residential on 0.08 Acres

Shawnessy, Calgary, Alberta

Welcome to this stunning bungalow villa, showcasing an array of upgrades and amenities! Stepping inside, the inviting front entrance opens into a well-appointed front office, perfect for working from home or managing daily tasks. Designed for both beauty and practicality, the kitchen features stainless steel appliances, elegant granite countertops, and a corner pantry for optimal storage. The open layout seamlessly connects the kitchen to the back deck through the nook space, providing flexibility for casual dining or a cozy sitting area creating an ideal space for indoor-outdoor living. Adjacent to the kitchen, the dining room flows effortlessly into both the living room and kitchen, making it perfect for entertaining. At the heart of the home, the living room is a warm and inviting space centered around a triple-sided fireplace with a tile surround and mantle with an abundance of natural light flowing through this space. The primary bedroom is a true retreat, offering a spacious layout and a luxurious 4-piece ensuite including dual vanities and a large walk-in shower, while the double walk-in closet provides exceptional storage and organization. A 2pc powder room, main level laundry and access to the double attached garage completes this main floor. Descending to the fully developed basement, the open living space continues with endless possibilities. The generous family room offers flexibility for use as a secondary living area, home gym, or office space, all centered around a corner



fireplace with a tile surround and mantle. A large secondary bedroom and a spacious 4-piece bathroom make this level perfect for guests or additional family members. A massive storage area ensures plenty of room for organization completing this lower level! Additional features include wiring for a security system. From its thoughtful design to its high-end finishes, this home is ready to provide comfort, style, and functionality! Pride of ownership is seen throughout!

Built in 2003

### Essential Information

MLS® #	A2206568
Price	\$649,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,300
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	Villa
Status	Active

### Community Information

Address	269 Shannon Estates Terrace Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 4C5

### Amenities

Amenities	Other
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Open Floorplan, Pantry, Walk-In Closet(s), Granite Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape
Roof	Concrete
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	81
Zoning	M-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.