

\$599,900 - 38 Shannon Terrace Sw, Calgary

MLS® #A2222118

\$599,900

7 Bedroom, 4.00 Bathroom, 2,032 sqft

Residential on 0.12 Acres

Shawnessy, Calgary, Alberta

* LEGAL 3 Bedroom Basement Suite*

Spacious Family Home | Totaling 7 Beds | 3.5-Baths | Expansive Living Space | Vaulted Ceilings | Open Floor Plan | Wood Burning Fireplace | Main Level Bedroom | Main Level Laundry Room | Bay Windows | Built-In Shelving | Sizeable Bedrooms | Great Basement Floor Plan | Walk-Out to Grade Basement | Bonus Room | Basement Kitchen | Ample Storage | Fully Fenced Backyard | Massive Balcony | Patio | Front Attached Double Garage | Driveway | Quiet Cul-De-Sac | Close to CBE Samuel W. Shaw School. Welcome to 38 Shannon Terrace SW, a great 2-storey family home close to all amenities and the CBE Samuel W Shaw School. This home is nestled in a quiet cul-de-sac with a front attached double garage and driveway. Open the front door to a foyer with closet storage. The open floor plan, high ceilings and large windows emphasize the grandiose size of this home. The front living room has bay windows adding character to the space. The dedicated dining room is a great space to enjoy family meals. The kitchen has an incredible amount of cabinet storage, laminate countertops, white appliances and a pantry for dry goods. The breakfast nook is the perfect space for small meals and has bay windows and a door that leads to the balcony. The balcony is the perfect place for outdoor dining and also has space for a comfortable outdoor living set! The family room is centred with a wood burning fireplace with built-in storage shelves framed



on either side. The main level bedroom has a walk-in closet! The main level is complete with a 2pc bath and a full laundry room with space for shelving. Upstairs holds 3 sizeable bedrooms and 2 full bathrooms. The primary bedroom is expansive and is partnered with a walk-in closet with organizers and a private 4pc ensuite. The ensuite has a deep soaking tub, walk-in shower and single vanity with storage below. Bedrooms 2 & 3 upstairs both have great closet space and share the 3pc bath. The upper level hall closet provides you with linen storage. Downstairs, the LEGAL walk-out to grade basement suite has 3 bedrooms, a great living room, a kitchen and ample storage. The primary bedroom is massive with 2 closets. The two additional basement bedrooms are both a good size. These share the 4pc bath with a tub/shower combo. The basement kitchen has good countertop space and lower cabinets. The bonus room has great natural light spilling in through the sliding glass doors that lead to the concrete patio and backyard. The large backyard is a great outdoor living space! The fully fenced yard has room for both dining and play. The front attached double garage and driveway allow for 4 vehicles to be parked at home any time. Hurry and book your showing at this great family home today!

Built in 1990

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2222118 |
| Price | \$599,900 |
| Bedrooms | 7 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,032 |
| Acres | 0.12 |

| | |
|------------|-------------|
| Year Built | 1990 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 38 Shannon Terrace Sw |
| Subdivision | Shawnessy |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2Y 2Y7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Rain Gutters |
| Lot Description | Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Lawn |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 24th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

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|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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