

# \$729,999 - 214 Shannon Estates Terrace Sw, Calgary

MLS® #A2258228

**\$729,999**

3 Bedroom, 3.00 Bathroom, 1,381 sqft

Residential on 0.13 Acres

Shawnessy, Calgary, Alberta

Just Reduced \$45,000.00 10/13 Best Value!  
OPEN HOUSE SAT & SUN OCT 18 & 19 2:00 TO 4:00PM - 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



addressâ€”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          | \$729,999     |
| 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        | Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated |
| # 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, Glass Doors, Mantle                               |
| # 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 | 27                   |
| Zoning         | M-CGd22              |

## Listing Details

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

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