



GRASSROOTS
REALTY GROUP

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84 Shannon Estates Terrace SW
Calgary, Alberta

MLS # A2267273



\$659,900

Division:	Shawnessy		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,303 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Enclosed, Front Drive		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 452
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d22
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	None		

**** OPEN HOUSE SUNDAY DEC 7th from 2:30PM to 4:30PM **** Sophisticated villa-style BUNGALOW offering over 2,530 sq.ft. of beautifully developed living space in a quiet, well-managed adult (35+) community. Thoughtfully designed for comfort and style, this home features ELEGANT UPGRADES including ENGINEERED HARDWOOD floors, QUARTZ countertops, modern lighting, newer carpets, a high-efficiency furnace, and hot water tank. The inviting main level showcases an open, sunlit layout with a spacious living room anchored by a cozy GAS FIREPLACE, a bright kitchen with stainless steel appliances, corner pantry, and cheerful breakfast nook surrounded by windows. FRENCH DOORS open to a private deck and meticulously landscaped backyard — perfect for relaxing or entertaining. The king-sized primary suite includes DUAL his and hers CLOSETS + a WALK-IN CLOSET and a beautifully RENOVATED ensuite complete with quartz vanity, soaker tub, and separate shower. Convenient main floor laundry and a powder room complete this level. Downstairs, the fully developed lower level offers a large family room with a second gas fireplace, an oversized second bedroom with walk-in closet, a full bathroom, and a NEWLY ADDED SOUNDPROOFED FLEX ROOM —ideal as a MUSIC STUDIO, home office, gym, or creative space. Enjoy the ease of low-maintenance living with a double attached garage, large driveway for an additional 2 vehicles and a CONCRETE TILE ROOF, stucco exterior, and condo fees that include landscaping, snow removal, and exterior maintenance. This complex offers endless visitor parking, perfect for the upcoming holidays while you host family and friends in your beautiful new home! Ideally situated near Fish Creek Park, shopping, LRT, and easy access to Stoney Trail.

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