# 265 Shannon Estates Terrace SW

Calgary | Active | MLS® A2348679

**$725,000**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **3** | **2003** | **1,335.02 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by RE/MAX First

# A closer look

RENOVATED, PRIME LOCATION, $100K INVESTED, 35+...Tucked away in a private end-unit position in established Shawnessy, this exceptionally upgraded, spacious home offers over 2,500 square feet of finished, modern living space. This renovated end unit sits on a premium location with over 100k invested and features one of the largest floor plans in the complex, striking an ideal balance between practical function, casual elegance, and worry-free peace of mind. Stepping inside the freshly painted interior, the main level opens to a bright, airy layout highlighted by soaring 9-foot ceilings with updated knockdown finishes, refinished hardwood floors, sleek metal stair railings, and custom top-down bottom-up blinds. Expansive windows fill every corner with light, complemented by high-efficiency LED pot lights, fixtures, and ceiling fans throughout. The front reception and formal dining areas flow smoothly into a central family room, where a classic three-sided fireplace serves as an inviting focal point. At the center sits the well-appointed kitchen, complete with solid granite countertops, practical rollout drawers, a pantry with modular built-in shelving, under-cabinet LED strip lighting, and upgraded appliances including a new gas stove (with electric preserved), new fridge, and new microwave. A sunny breakfast nook provides a welcoming spot for morning coffee. The main-floor primary suite offers a luxurious retreat. The completely renovated ensuite features a double-sink vanity with quartz countertops, walk-in closet with modular built-in shelving, and a custom steam shower. For ultimate convenience, the washer and dryer have been relocated directly into the primary suite, while original laundry hookups near the garage entrance remain for optional placement. Downstairs, the fully finished lower level extends your living space, featuring 9' smooth flat ceilings and modern metal railings. This versatile layout includes a large family room ideal for media nights, additional bedroom and room for a 3rd if desired, Oversized office/ craft room, full 4-piece bathroom with quartz countertops, and generous storage rooms-all outfitted with modular built-in shelving. Mechanical and energy-efficiency upgrades include a high-efficiency furnace with humidifier, high-efficiency hot water tank (both Sept 2026), central air conditioning, a water softener, and upgraded high R-value attic insulation. Car enthusiasts will love the completely renovated double attached garage, fully equipped with a heater, durable epoxy floor, LED lighting, fresh paint, and a central vacuum outlet. Outside, the professionally managed exterior keeps maintenance to a minimum. Perfectly located in vibrant Shawnessy, this home puts everyday conveniences right around the corner-quick access to Macleod Trail, the C-Train, Shawnessy Towne Centre, local schools, the YMCA, and Fish Creek Provincial Park. Offering an outstanding combination of premium updates, space, and neighborhood convenience. Call today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2348679 |
| **Bedrooms** | 2 |
| **Bathrooms** | 3 |
| **Year Built** | 2003 |
| **Property Type:** | Residential |

| | |
|---|---|
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Bare Land Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Attached-Side by Side, Bungalow |
| **Total Living Area:** | 1,335.02 sq. ft. |
| **Main Level Finished Area:** | 1,335.02 sq. ft. |
| **Below Grade Finished Area:** | 1,203.41 sq. ft. |
| **Condo Fee:** | $517.12 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal |
| **Lot Area:** | 4,176 sq. ft. |
| **Lot Frontage:** | 22'2½" |
| **Front Exposure:** | South |
| **Entry Level:** | 1 |
| **Levels:** | One |
| **End Unit:** | 1 Common Wall, End Unit |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2003 (Age: 23) |
| **Bedrooms:** | 2 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 3.0 (Full:2, Half:1) |

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|---|---|
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0012442 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stone, Stucco, Wood Frame |
| **Structure Type:** | Duplex |
| **Roof:** | Concrete |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Hardwood, Linoleum, Tile, Vinyl |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Living Room, Three-Sided, Tile |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Driveway, Garage Faces Front, Heated Garage |
| **Parking Places:** | 4 |
| **Parking Total/Covered:** | 4 / - |
| **Laundry Features:** | Main Level |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Shannon Estates Villas |
| **Community:** | Shawnessy |
| **Amenities:** | Other |

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|---|---|
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | Adult Living, Easement Registered On Title, Restrictive Covenant, Utility Right Of Way |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Dining Room · 10'8" × 8'7" · |
| **Main Floor** | Kitchen · 10'11" × 10'7" · |
| **Main Floor** | Dining Room · 14'6" × 14'4" · |
| **Main Floor** | Living Room · 10'7" × 8'8" · |
| **Main Floor** | Bedroom - Primary · 22'11" × 10'6" · |
| **Main Floor** | Family Room · 19'4" × 11'7" · |
| **Main Floor** | Walk-In Closet · 7'2" × 6'9" · |
| **Main Floor** | Storage · 5'1" × 5' · |
| **Main Floor** | Foyer · 11'4" × 4'4" · |
| **Basement** | Game Room · 20'3" × 16'6" · |
| **Basement** | Bedroom · 13'7" × 11'8" · |
| **Basement** | Office · 14'11" × 14' · |
| **Basement** | Furnace/Utility Room · 18'10" × 15'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |
| **Exterior Features:** | Other |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Yard, Landscaped, Rectangular Lot |
| **Num. of Parcels:** | 0 |

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|---|---|
| **Fencing:** | None |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | M-CG d22 |
| **Listed Date:** | Sep 28, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/265-shannon-estates-terrace-sw-calgary-a2348679/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

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