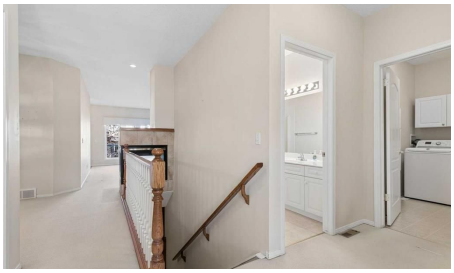
54 Shannon Estates Terrace SW

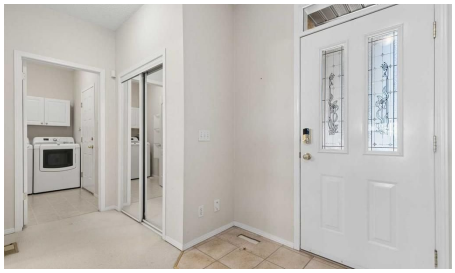
Calgary | Active | MLS® A2351564

$569,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2000**	**1,253 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Welcome to Shannon Estates Villas! This well-maintained bungalow offers nearly 2,200 sq. ft. of developed living space, 2+2 bedrooms, 3 bathrooms and an excellent opportunity to enjoy a comfortable, low-maintenance lifestyle in this sought-after 35+ villa community. The bright and spacious main floor features 9’ ceilings, an open living and dining area, and a generous kitchen with plenty of cabinetry and a cozy breakfast nook. The large primary bedroom offers a walk in closet and a full ensuite with a soaker tub and separate shower. A second bedroom/den and additional bathroom complete the main level. The fully developed lower level adds significant living space, including a large recreation room, two additional bedrooms, and a full bathroom-ideal for family, guests, hobbies, or a home office. Mature landscaping and established trees create a comfortable sense of privacy that is not always easy to find in a villa-style property. The home has been well maintained and is very livable as it sits today, while its largely original finishings offer an excellent opportunity for a new owner to update and personalize over time. A double attached, insulated and drywalled garage with high ceilings provides excellent parking and storage. Ideal for downsizers, empty nesters, snowbirds or anyone seeking main-floor living without sacrificing space, this is a terrific opportunity in an exceptional southwest Calgary location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351564
Bedrooms	4
Bathrooms	3
Year Built	2000
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-Villa
Total Living Area:	1,253 sq. ft.

Main Level Finished Area:	1,253 sq. ft.
Below Grade Finished Area:	936 sq. ft.
Condo Fee:	$449.08
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal
Lot Area:	3,616 sq. ft.
Lot Frontage:	35' 1/8 "
Front Exposure:	South
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2000 (Age: 26)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
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:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
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
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Inclusions:	Window AC Unit
Restrictions:	Adult Living, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 12'1" × 8'5" ·
Main Floor	Dining Room · 13'5" × 9'5" ·
Main Floor	Kitchen With Eating Area · 8'5" × 6'10" ·
Main Floor	Living Room · 19' × 11'5" ·

Main Floor	Foyer · 6'8" × 6'2" ·
Main Floor	Laundry · 9'1" × 5'1" ·
Main Floor	Bedroom - Primary · 13'8" × 9'5" ·
Main Floor	Bedroom · 13'4" × 8' ·
Lower Level	Family Room · 18'6" × 18' ·
Lower Level	Bedroom · 10'8" × 10'5" ·
Lower Level	Bedroom · 16'10" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Chandelier, No Animal Home, See Remarks, Soaking Tub, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Landscaped, Level, Low Maintenance Landscape, No Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C2
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/54-shannon-estates-terrace-sw-calgary-a2351564/

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