



GRASSROOTS
REALTY GROUP

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265 Shannon Estates Terrace SW
Calgary, Alberta

MLS # A2348679



\$750,000

Division:	Shawnessy		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,335 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 517
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d22
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	N/A		

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!