



GRASSROOTS
REALTY GROUP

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54 Shannon Estates Terrace SW
Calgary, Alberta

MLS # A2351564



\$599,900

Division:	Shawnessy		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,253 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Level, Low Maintenance Landscape, No Back Lane, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 449
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, No Animal Home, See Remarks, Soaking Tub, Vinyl Windows		

Inclusions: Window AC Unit

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.