

# \$719,900 - 34 Shannon Terrace Sw, Calgary

MLS® #A2230226

**\$719,900**

5 Bedroom, 4.00 Bathroom, 1,860 sqft  
Residential on 0.14 Acres

Shawnessy, Calgary, Alberta

Experience this stunning 5-bedroom residence nestled in a peaceful cul-de-sac within the highly sought-after Shawnee community—explore every corner through our immersive 3D tour! The main floor features vinyl plank flooring that flows seamlessly from the welcoming front entryway into a well-lit, practical kitchen. A separate living space provides a quiet retreat away from the lively common areas, while the dedicated dining room makes entertaining effortless—or opt for a main floor office to suit your needs. Flooded with natural light, the expansive family room serves as a warm gathering spot, complete with a charming wood-burning fireplace—perfect for cozy evenings. The upper level boasts 3 generously sized bedrooms, featuring a large primary suite with a spacious en-suite for added comfort. Below, the fully finished walkout illegal basement suite adds even more functional space, offering an additional 2 bedrooms, a three-piece bathroom, a laundry area, and a compact kitchen—ideal for guests or independent young adults. Additional features include two new sets of washers and dryers for convenience, a new hot water tank, and a replaced roof (2017) for peace of mind. Beyond the stylish interiors, the location is second to none! Essential amenities, including grocery stores, restaurants, and retail centers, are all within walking distance. Families will walk and appreciate the proximity to an elementary School and a junior high school.



Enjoy nature's beauty with quick access to Fish Creek Provincial Park, while shopping and entertainment options abound at Shawnessy Shopping Centre and the innovative Buffalo Run retail hub. Need to stock up? Costco is less than 10 minutes away by car. Commuters will love the effortless 20-minute drive to downtown Calgary, while outdoor enthusiasts can escape to the breathtaking Rocky Mountains in just 40 minutes! Convenience is at your doorstep with easy access to Macleod Trail and the Southwest Ring Road. This Shawnee Slopes gem is a perfect blend of elegance and practicality—schedule your private viewing today and take the next step toward your dream home!

Built in 1990

### Essential Information

MLS® #	A2230226
Price	\$719,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,860
Acres	0.14
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	34 Shannon Terrace Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary

Province Alberta  
Postal Code T2Y 2Y7

### Amenities

Amenities None  
Parking Spaces 4  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Open Floorplan, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Family Room, Wood Burning, Brick Facing  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features None  
Lot Description Back Lane, Landscaped, Cul-De-Sac, Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Brick, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 14th, 2025  
Days on Market 64  
Zoning R-CG  
HOA Fees 20  
HOA Fees Freq. ANN

### Listing Details

Listing Office Homecare Realty Ltd.

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