

# \$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	Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	None
Lot Description	Back Lane, Cul-De-Sac, Landscaped, 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	14
Zoning	R-CG
HOA Fees	20
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.