

# \$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 | 60              |
| Zoning         | R-CG            |
| HOA Fees       | 20              |
| HOA Fees Freq. | ANN             |

### Listing Details

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

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