



THE
A-TEAM

**RE/MAX
FIRST**

323 SHANNON ESTATES Terrace, Calgary T2Y 4C5

MLS® #: **A2150968**

Area: **Shawnessy**

Listing Date: **07/18/24**

List Price: **\$585,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,135

Year Built:

2002

Low Sqft:

Ttl Sqft:

1,135

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

60

Layout

Beds:

3 (1 2)

Baths:

2.5 (2 1)

Style:

Bungalow,Side by

Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Low Maintenance Landscape,Landscaped,Level,Views

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Barbecue**

Construction:

Stucco

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Electric Range,Dishwasher,Microwave

Int Feat:

Bar,Built-in Features,Closet Organizers,Crown Molding,Granite Counters,No Animal Home,No Smoking Home,Pantry

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`6" x 10`0"
Living Room	Main	20`0" x 18`0"
Game Room	Basement	24`6" x 13`6"
Bedroom - Primary	Main	13`6" x 13`0"
Bedroom	Basement	12`8" x 11`0"
4pc Ensuite bath	Main	10`0" x 5`6"

Room	Level	Dimensions
Dining Room	Main	9`6" x 7`6"
Laundry	Main	6`0" x 3`0"
Storage	Basement	9`6" x 7`6"
Bedroom	Basement	13`6" x 9`6"
2pc Bathroom	Main	6`0" x 5`0"
4pc Bathroom	Basement	13`5" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$440

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d22

Legal Desc: **0012442**

Remarks

Pub Rmks: **Welcome home!! I am pleased to feature this tastefully renovated unit in the sought after Shannon Estates complex! This one of a kind HOME has been meticulously maintained and features high end upgrades throughout including, big beautiful bright windows, gleaming hardwood floors throughout, upgraded crown moulding, custom cabinetry, inviting fireplaces, water softener, central vac with attachments, 9 ft ceilings on both levels, and wired for security. The gorgeous kitchen is built for a chef with high end appliances and sparkling GRANITE. Enjoy the convenience of the main floor master boasting a walk in closet and full 4 pc ensuite. The beautiful basement features a large family room, wet bar with fridge, another warm inviting fireplace, built-ins, gorgeous patio with concrete pad, separate recreational room, 2nd bedroom with walk in closet, and full bath. Double attached garage. Built in gas line. Goodbye!!! to lawn and snow care and start enjoying MAINTENANCE-FREE living at the wonderful Shannon Estates! this is a Adult complex 35 plus. Please book a showing with your favourite Realtor today! Will not last long!**

Inclusions: **na**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











