

# \$599,900 - 145 Shannon Crescent Sw, Calgary

MLS® #A2231681

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,670 sqft

Residential on 0.12 Acres

Shawnessy, Calgary, Alberta

Welcome to 145 Shannon Crescent SW, ideally located in the desirable community of Shawnessy. Lovingly maintained by the original owners, this home is ready for its next family! Recent updates include newer asphalt shingles, windows throughout, and a high-efficiency furnace, making it move-in ready with the opportunity for your personal touches. The main floor features a bright and airy layout highlighted by a vaulted ceiling that spans the open living and dining rooms. The kitchen offers solid oak cabinetry, stainless steel fridge and stove, a casual dining nook, backyard access, and an open connection to the cozy family room, complete with a charming wood-burning fireplace surrounded by brick. You'll also find main floor laundry, access to the double attached garage, and a convenient 2-piece bathroom on this level. Upstairs, you'll find three generously sized bedrooms, including the primary suite with a renovated 3-piece ensuite featuring a fully tiled shower with built-in bench and 10mm glass doors. The unfinished lower level provides a great layout for future development. Enjoy the sunny backyard with its composite deck, privacy pergola, and ample space for kids, pets, or entertaining. The added bonus of a back lane creates extra privacy and separation from neighboring homes. Located just steps from Samuel Shaw School and Shannon Park, this home also offers excellent access to Calgary Transit, shopping, and major roadways. Contact your favorite Realtor today



to schedule your private showing!

Built in 1989

### **Essential Information**

MLS® #	A2231681
Price	\$599,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,670
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	145 Shannon Crescent Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2T7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 16th, 2025
Days on Market	2
Zoning	R-CG

### Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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