

# \$659,900 - 46 Shannon Crescent Sw, Calgary

MLS® #A2264924

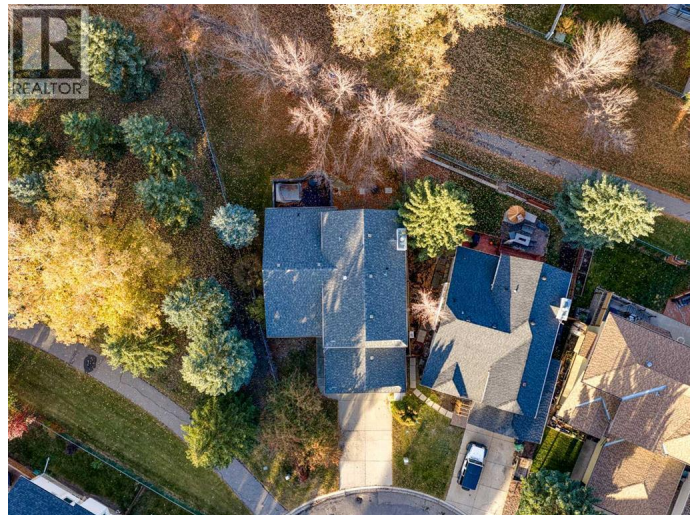
**\$659,900**

4 Bedroom, 3.00 Bathroom, 2,091 sqft

Single Family on 0.15 Acres

Shawnessy, Calgary, Alberta

OPEN HOUSE - Sunday (October 19) from 1:00 pm till 3:00 pm! Welcome to this beautifully maintained five-bedroom family home located in a quiet cul-de-sac in Shawnessy, set on a massive, 6652 SF pie-shaped lot that backs onto a treed walking path and sides onto a park, offering exceptional privacy and an inviting natural backdrop. The main floor features vaulted ceilings and rich cherry wood flooring, with a spacious front living room and formal dining area that provide an ideal setting for family gatherings and entertaining. The well-designed kitchen includes granite countertops, recently upgraded stainless steel appliances, and a bright breakfast nook that overlooks the backyard and opens to a comfortable family room with a wood-burning fireplace. Step outside onto a large, sun-filled deck that extends your living space outdoors and leads to a large, fully fenced backyard surrounded by mature trees, perfect for outdoor enjoyment and recreation. The upper level offers three generous bedrooms, including a primary suite with a four-piece ensuite updated in 2017, as well as two additional bedrooms that share a full bathroom refreshed in 2021. The lower level features a cozy media room and a fourth bedroom, while the additional basement level is open for development or ideal for storage, or a home gym. This home has been thoughtfully updated over the years, including a new hot water tank in 2024, new deck railing and



exterior paint in 2024, roof shingles replaced in 2017, all poly-b pipes were changed to PEX in 2022, and a wood-burning fireplace professionally cleaned and inspected in 2023. Located in a well-established and family-friendly community, this property is within walking distance to 3 schools, parks, playgrounds, and pathways, with convenient access to Shawnessy Town Centre, Fish Creek Park, Macleod Trail, Stoney Trail, and the Shawnessy LRT station. A rare opportunity to enjoy a spacious home with an exceptional lot and a beautiful setting close to everything. (id:6289)

Built in 1989

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | A2264924      |
| Price          | \$659,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 2,091         |
| Acres          | 0.15          |
| Year Built     | 1989          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 4 Level       |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 46 Shannon Crescent Sw |
| Subdivision | Shawnessy              |
| City        | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y2T8                 |

**Amenities**

|           |                  |
|-----------|------------------|
| Amenities | Park, Playground |
| Features  | Cul-de-sac       |

|              |                 |
|--------------|-----------------|
| Parking      | Attached Garage |
| # of Garages | 2               |

### Interior

|                 |                                                                |
|-----------------|----------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Stove, Microwave, Garage door opener |
| Heating         | Natural gas Forced air                                         |
| Cooling         | None                                                           |
| Fireplace       | Yes                                                            |
| # of Fireplaces | 1                                                              |
| Has Basement    | Yes                                                            |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Brick, Vinyl siding |
| Exterior Features | Landscaped          |
| Construction      | Wood frame          |
| Foundation        | Poured Concrete     |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|



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Listing information last updated on October 20th, 2025 at 3:16am PDT