

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

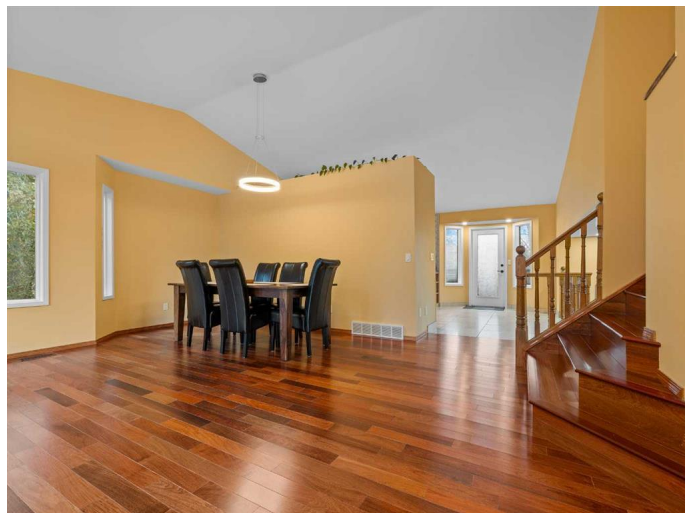
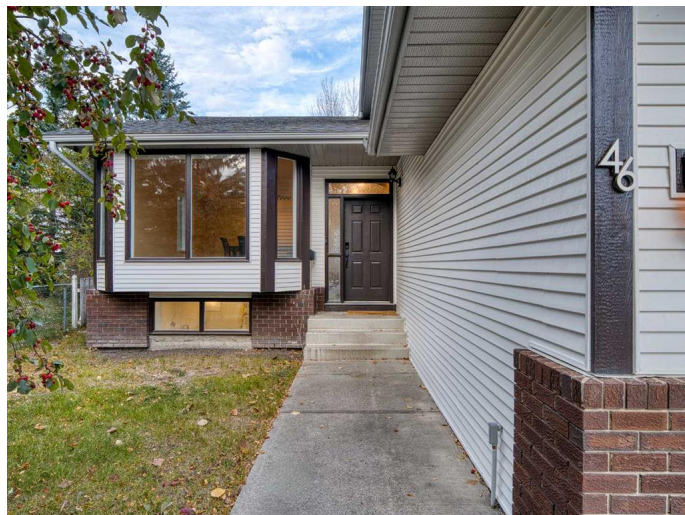
MLS® #A2264924

**\$659,900**

4 Bedroom, 3.00 Bathroom, 2,091 sqft  
Residential 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.

Built in 1989

### Essential Information

MLS® #	A2264924
Price	\$659,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,091
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 4 Level Split
Status	Active

### Community Information

Address	46 Shannon Crescent Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2T8

### Amenities

Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony, Barbecue
Lot Description	Backs on to Park/Green Space, Landscaped, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 17th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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