

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

MLS® #A2264924

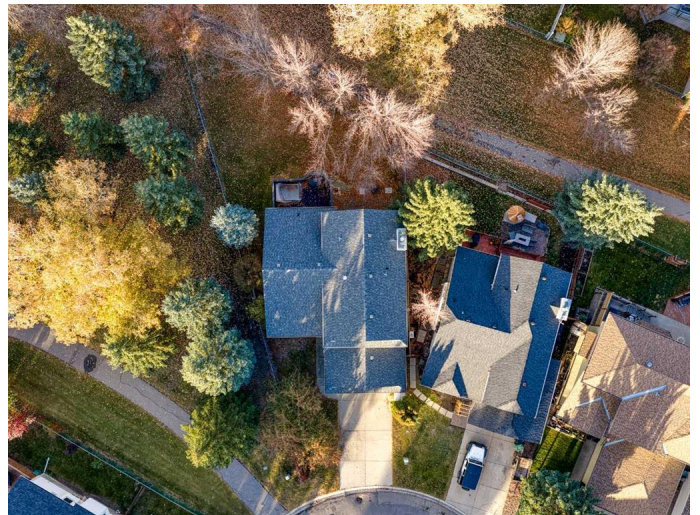
\$659,900

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	4 Level Split, Acreage with Residence
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, Cul-De-Sac, Landscaped, 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	5
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.