

**145 Shannon Crescent SW**  
**Calgary, Alberta**

**MLS # A2231681**



**\$599,900**

<b>Division:</b>	Shawnessy		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Shed

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!