



GRASSROOTS
REALTY GROUP

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145 Shannon Crescent SW
Calgary, Alberta

MLS # A2243403



\$599,900

Division:	Shawnessy		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,670 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn		

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

Inclusions:	n/a
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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!