

**413 Shawnee Terrace SW**  
**Calgary, Alberta**

**MLS # A2307017**



**\$849,900**

<b>Division:</b>	Shawnee Slopes		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	1,842 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 100
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** n/a

The Birch by Cardel Homes is a move-in ready, premium semi-detached home located in the sought-after SW Calgary community of Shawnee Park, just steps from Fish Creek Park. Offering 2,017 sq. ft. of thoughtfully designed living space, this home features 9' main floor ceilings, an open-concept layout, and a beautifully upgraded kitchen with quartz countertops, stainless-steel appliances, and custom cabinetry. The upper level includes three bedrooms, convenient upper-floor laundry, and a spacious primary retreat with walk-in closet and dual-sink ensuite. The Birch is set apart by its unbeatable proximity to the Lacombe LRT station, combined with a spacious and functional floorplan, double attached garage, and striking architectural details, including a large second-floor balcony, full yard landscaping complete with a backyard concrete patio. A rare opportunity to own a beautifully crafted Cardel home in one of Calgary's most desirable park-side communities.