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GRASSROOTS
REALTY GROUP

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417 Shawnee Terrace SW
Calgary, Alberta

MLS # A2330364



$819,900

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

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 99
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Composite Siding, Stone, Wood Frame	**Zoning:**	TBD
Foundation:	Poured Concrete	**Utilities:**	-
Features:	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.

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