

# \$829,900 - 417 Shawnee Terrace Sw, Calgary

MLS® #A2265741

**\$829,900**

3 Bedroom, 3.00 Bathroom, 1,842 sqft

Residential on 0.05 Acres

Shawnee Slopes, Calgary, Alberta

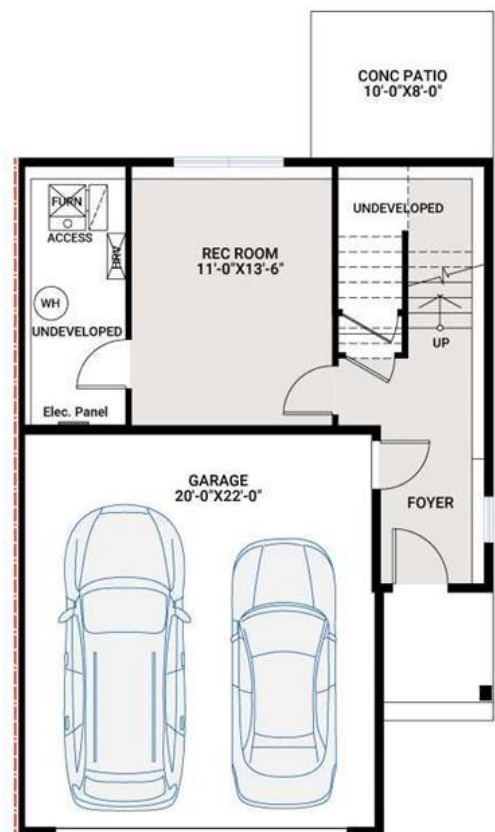
Cardel Homes is excited to offer their new BIRCH model in the award-winning community of Shawnee Park.. This luxury paired home is designed for those looking for a home in a fantastic SW Calgary location. What makes the Birch opportunity unique is its special location adjacent to Fish Creek Park and the Lacombe LRT station, spacious floorplan design, double attached garage, enhanced architectural style with large second floor balcony, huge kitchen, full yard landscaping including a backyard concrete patio.

Built in 2026

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2265741               |
| Price          | \$829,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,842                  |
| Acres          | 0.05                   |
| Year Built     | 2026                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 3 Storey |
| Status         | Active                 |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 417 Shawnee Terrace Sw |
| Subdivision | Shawnee Slopes         |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Y 0X5                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                            |
| Appliances        | Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Full                                                                      |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Balcony                                                   |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers |
| Roof              | Asphalt Shingle                                           |
| Construction      | Cement Fiber Board, Composite Siding, Stone, Wood Frame   |
| Foundation        | Poured Concrete                                           |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 14                 |
| Zoning         | TBD                |
| HOA Fees       | 100                |
| HOA Fees Freq. | ANN                |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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