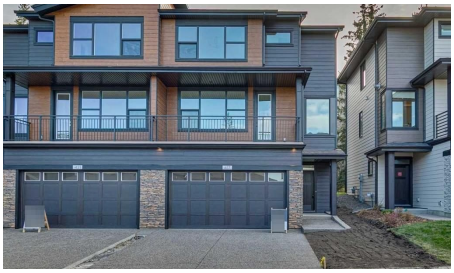
417 Shawnee Terrace SW

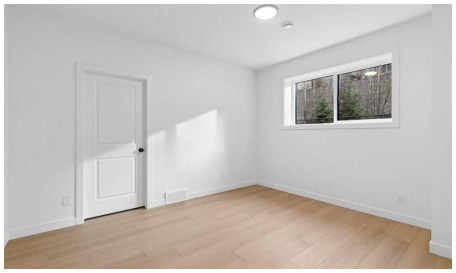
Calgary | Active | MLS® A2330364

$819,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,842.32 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Bode Platform Inc.

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330364
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey, Attached-Side by Side
Total Living Area:	1,842.32 sq. ft.
Main Level Finished Area:	1,002.53 sq. ft.
Upper Level Finished Area:	839.79 sq. ft.

Condo Fee:	$99.00
Condo Fee Includes:	Professional Management, See Remarks
HOA Fee Frequency:	Annually
Lot Area:	2,302 sq. ft.
Lot Frontage:	29'11 7/8 "
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	TBD
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
Builder:	Cardel Homes
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Composite Siding, Stone, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
HOA Fee:	$100.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Shawnee Slopes
Amenities:	None
Appliances:	Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Balcony · 19'7" × 16' ·
Main Floor	Living Room · 16'7" × 12'6" ·
Main Floor	Dining Room · 16'7" × 7'8" ·
Main Floor	Flex Space · 10' × 8' ·
Upper Level	Bedroom - Primary · 14'1" × 12'6" ·

Upper Level	Bedroom · 10'8" × 9'10" ·
Upper Level	Bedroom · 11'3" × 9'4" ·
Lower Level	Game Room · 13'6" × 11' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island
Exterior Features:	Balcony
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone S
Zoning:	TBD
Listed Date:	Jul 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/417-shawnee-terrace-sw-calgary-a2330364/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 04:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.