



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

41 Shawnee Green SW
Calgary, Alberta

MLS # A2251181



\$899,999

Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 100
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: n/a

Welcome to 41 Shawnee Green SW, a spacious Cardel-built 4-bedroom home with a fully finished basement in the desirable community of Shawnee Slopes. Offering over 2,800 sq. ft. of developed living space, this property showcases a modern, family-friendly design with high-quality finishes throughout. The main floor features an open-concept layout with a contemporary kitchen that includes stainless steel appliances, quartz countertops, and ample cabinetry. The adjoining dining and living areas provide direct access to the backyard, creating a seamless flow for both everyday living and entertaining. Upstairs offers three generously sized bedrooms, a versatile bonus room, and convenient laundry. The primary suite includes a walk-in closet and a 5-piece ensuite with dual sinks, a soaker tub, and a separate shower. The fully finished basement adds valuable living space with a large recreation area, an additional bedroom, and a full bathroom — perfect for guests or extended family. Highlights include: 13 solar panels for improved energy efficiency and cost savings Double attached garage Four bathrooms in total Close to schools, Fish Creek Park, public transit, and shopping This move-in ready home presents an excellent opportunity to own in one of Calgary's most sought-after communities.