



GRASSROOTS
REALTY GROUP

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41 Shawnee Green SW
Calgary, Alberta

MLS # A2281555



\$880,000

| | | | |
|------------------|------------------------|---------------|------------------|
| Division: | Shawnee Slopes | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,258 sq.ft. | Age: | 2019 (7 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.