



**9 Shawnee Passage SW
Calgary, Alberta**

MLS # A2290724

\$882,945



Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey, Attached-Side by Side		
Size:	2,120 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

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

Inclusions: full yard landscaping

This is a pre-construction home. Cardel Homes is excited to offer their new PALMER model in the community of Shawnee Park in Phase 11 – The Passage. Another example of Cardel’s consistent brand value of better design and quality that uniquely stands out in the marketplace. This luxury front garage home is designed for those looking for a home in a fantastic established SW Calgary location. What makes the Palmer opportunity unique is its special location adjacent to Fish Creek Park and the Lacombe LRT station, high quality product specifications, upgraded kitchen design with premium appliances, quality bathroom designs, professional designer curated interior materials, spacious floorplan design, double attached garage, enhanced architectural style with backyard deck, and full yard landscaping including fencing.. Photos are representative.