

# \$899,999 - 41 Shawnee Green Sw, Calgary

MLS® #A2251181

**\$899,999**

4 Bedroom, 4.00 Bathroom, 2,258 sqft

Residential on 0.07 Acres

Shawnee Slopes, Calgary, Alberta

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.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251181    |
| Price          | \$899,999   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,258       |
| Acres          | 0.07        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 41 Shawnee Green Sw |
| Subdivision | Shawnee Slopes      |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2Y0P5              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Community Gardens      |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

## Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home                                |
| Appliances        | Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | Central Air                                                    |
| Fireplace         | Yes                                                            |
| # of Fireplaces   | 1                                                              |
| Fireplaces        | Gas                                                            |
| Has Basement      | Yes                                                            |
| Basement          | Full                                                           |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Playground        |
| Lot Description   | Rectangular Lot   |
| Roof              | Asphalt Shingle   |
| Construction      | Brick, Wood Frame |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 55                   |
| Zoning         | DC                   |
| HOA Fees       | 284                  |
| HOA Fees Freq. | ANN                  |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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