



GRASSROOTS
REALTY GROUP

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40 Shawnee Passage SW
Calgary, Alberta

MLS # A2331757

\$979,900



Division:	Shawnee Slopes		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,209 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 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:	\$ 102
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Composite Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: n/a

The Meyer by Cardel Homes – a brand-new home in Shawnee Park, a SW community steps away from Fish Creek Park. This 2,202 sq.ft front attached garage home is another example of Cardel’s consistent brand value of better design and quality that uniquely stands out in the marketplace. This home features a greenbelt amenity lot, backing mature trees and community pathway. The Meyer floorplan includes an open to below great room with 2-story window wall to take advantage of your green belt views, main floor flex room and oversized kitchen pantry. The second floor includes a bonus room, primary bedroom with large ensuite, upper floor laundry and 2 additional bedrooms and bathroom. The Meyer includes a large rear deck and fully landscaped yard with irrigation. Steps from Fish Creek Provincial Park, a vibrant network of pathways, parks, tennis and pickleball courts, LRT, top schools and everyday essentials. Photos are representative of show home model. This is a preconstruction opportunity.