

3008 15 Avenue, Calgary T3C 0Y6

MLS®#: **A2183253** Area: **Shaganappi** Listing Date: **12/10/24** List Price: **\$675,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1954**
Lot Information
 Lot Sz Ar: **2,562 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **930**
 Low Sqft:
 Ttl Sqft: **930**

DOM
11
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Landscaped,Street Lighting,Rectangular Lot,See Remarks,Subdivided,Treed**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Misting System,Playground,Private Entrance,Private Yard,Rain Barrel/Cistern(s),Rain Gutters**

Construction: **Stucco,Wood Siding**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Built-in Features,Closet Organizers,Quartz Counters,Recessed Lighting,Separate Entrance,Vinyl Windows,WaterSense Fixture(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`11" x 12`2"	Living Room	Main	13`8" x 11`11"
Laundry	Main	4`11" x 2`6"	2pc Bathroom	Main	6`7" x 4`11"
Bedroom - Primary	Second	11`4" x 9`11"	Bedroom	Second	9`4" x 9`3"
Bedroom	Second	9`2" x 7`8"	3pc Bathroom	Second	6`3" x 5`1"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

2411871

R-CG

Remarks

Pub Rmks:

Stunning 3-Bedroom Half Duplex in Desirable Shaganappi - Both Sides Available! This beautifully designed half duplex in the sought-after community of Shaganappi offers the perfect blend of style, comfort, and convenience. Featuring gorgeous hardwood floors and an open floor plan, this home is ideal for entertaining friends and family. The living room includes a built-in wall unit and feature wall, creating a cozy atmosphere to unwind at the end of the day. The kitchen is a true centerpiece, boasting a built-in dining table around a spacious eating island, stainless steel appliances, and a built-in dishwasher. The main floor also includes a powder room, laundry area, and a back door leading to the private backyard. On the second floor, you'll find three bedrooms and two full bathrooms, including a luxurious private ensuite in the primary bedroom. The lower level offers a 1-bedroom (illegal) basement suite with a private entrance down the concrete staircase. Finished to the same high standards as the main level, it features a separate furnace & hot water tank, a full appliance package, in-suite laundry, and access to its own private backyard space. A large front parking pad adds to the convenience of this exceptional home. The location is unbeatable, just a short walk to two C-Train stations, bus stops, shopping, Killarney Pool, and with quick access to downtown. Don't miss this opportunity. Call today for more information or to schedule your private viewing!

Inclusions:

2nd set of appliances in the basement suite, including a 2nd washer & dryer.

Property Listed By:

RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







