



THE
A-TEAM

**RE/MAX
FIRST**

3006 15 Avenue, Calgary T3C0Y6

MLS®#: **A2185868**

Area: **Shaganappi**

Listing Date: **01/06/25**

List Price: **\$660,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

930

Year Built:

1954

Low Sqft:

Ttl Sqft:

930

Lot Information

Lot Sz Ar:

2,562 sqft

Lot Shape:

DOM

16

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped,Street Lighting,See Remarks,Treed
Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas,See Remarks**

Sewer:

Ext Feat: **Other**

Construction:

Composite Siding,See Remarks,Stucco

Flooring:

Ceramic Tile,See Remarks,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,See Remarks,Washer

Int Feat:

Built-in Features,Closet Organizers,Kitchen Island,Quartz Counters,See Remarks,Separate Entrance,Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`11" x 12`2"	Living Room	Main	13`8" x 11`11"
Kitchen	Suite	7`11" x 7`2"	Living Room	Suite	14`1" x 11`1"
Laundry	Main	4`11" x 2`6"	Laundry	Suite	2`11" x 2`11"
Furnace/Utility Room	Main	5`3" 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"
Bedroom	Suite	9`7" x 9`5"	2pc Bathroom	Main	6`7" x 4`11"
3pc Bathroom	Second	6`3" x 5`1"	4pc Ensuite bath	Second	6`9" x 5`7"
3pc Bathroom	Suite	5`8" x 5`3"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2411871

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: **2 refrigerators, 2 electric stoves, 2 microwave hood fans, 2 built-in dishwashers & 2 full sized washer/ dryer sets in total. One set per suite.**
Property Listed By: **Real Broker**

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









