



THE
A-TEAM

**RE/MAX
FIRST**

3108 14 Avenue, Calgary T3C 0X1

MLS® #: **A2202448**

Area: **Shaganappi**

Listing Date: **03/24/25**

List Price: **\$1,199,000**

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: **2025**

Lot Information
Lot Sz Ar: **3,059 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **2,029**
Low Sqft:
Ttl Sqft: **2,029**

DOM

10
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Attached-Side by Side**

Parking
Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Composite Siding,Concrete,Wood Frame**
Flooring: **Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title:
Fee Simple

Zoning:
R-CG

Legal Desc:

2412529

Remarks

Pub Rmks:

Nestled in the heart of SHAGANAPPI, this brand new 5-BED, SEMI-DETACHED home w 2-BED SUITE (pending final city inspection) seamlessly blends modern sophistication w/ functional living. As you step through the arched stone entryway, you're greeted by an inviting foyer w/ a walk-in closet, perfect for keeping items neatly organized. W/ soaring ceilings and an abundance of natural light pouring in through large windows, the space feels both warm and grand. The wide-plank hardwood flooring leads you into the open-concept main floor, designed for everyday living and entertaining. The living area is centred on a stylish GAS FIREPLACE w/ built-ins on either side, which adds warmth and ambiance, creating a natural focal point for the space. The beautifully designed kitchen sits at the back of the home and is a chef's dream. High-end S/S appliances, a gas cooktop, built-in oven and microwave, and an oversized island w/ quartz countertop make meal prep a breeze. A walk-in pantry w/ custom shelving provides plenty of storage for dry goods and small appliances. Bi-parting patio doors open onto the back deck, blending indoor and outdoor living. The dining area offers plenty of room for hosting, whether a lively dinner party or a quiet meal w/ family, complete w/ a beautiful built-in buffet! A pocket office w/ a built-in desk provides a dedicated workspace, while a stylish powder room and mudroom complete this level. Upstairs, the primary bedroom is a true retreat, featuring vaulted ceilings and large windows. The spa-inspired ensuite boasts a freestanding soaker tub, a massive glass-enclosed shower, dual vanities w/ makeup desk, and a spacious walk-in closet. Two additional generously sized bedrooms, each w/ tray ceilings, share a beautifully appointed Jack and Jill bathroom. A sliding door separates the vanity area from the bath/shower, ensuring privacy and functionality. The study/loft area features a built-in desk, making it a perfect spot for homework or creative projects. A conveniently located laundry room completes this level. The fully finished basement is a legal 2-bed suite (subject to permits & approval by the city), w/ 2 beds, along w/ a third space that can serve as a bedroom, home office, or gym w/ optional locking door layout, providing plenty of living options. The well-designed kitchen and large living area feature quartz countertops, a S/S appliance package, and custom cabinetry. A separate laundry room and private side entrance enhance the suite's independence, making it perfect for extended family, guests, or potential rental income. Situated in the vibrant community of Shaganappi, this home offers unparalleled access to Calgary's best amenities. Enjoy a morning round of golf at Shaganappi Golf Course, explore nearby parks and pathways, or take a short commute downtown. Excellent schools, trendy restaurants, shopping, and transit options are all just minutes away, making this an unbeatable location for modern urban living.

Inclusions:

Additional Refrigerator, Stove, Microwave Hood Fan, and Dishwasher in basement suite.

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





