$1,295,000 - 3004 13 Avenue Sw, Calgary

MLS® #A2207866

$1,295,000
5 Bedroom, 4.00 Bathroom, 2,166 sqft
Residential on 0.15 Acres

Shaganappi, Calgary, Alberta

Taking in the curb appeal of this home from the front street, youâ€™ll be surprised by how deceptively large it is insideâ€¦.providing a beautiful blend of almost 3000ft2 of sophisticated living space with quiet areas and room to spread out. Originally built in the 1950s and later expanded, youâ€™ll benefit from the stylish mid century modern influence coupled with a substantially renovated home, including a beautiful legal 750 ft2 suite that was recreated from the walls in.

The principal areas of this home flow seamlessly from the large living room to the dining area and entertainers dream kitchen with huge island housing built in appliances. A bright flex room sits at the back of the home with access to a private wrap around deck that can also be accessed from the kitchen/dining area. The volume of newer triple paned windows on all sides of the home provides an unmatched interior brightness and creates an exceptionally quiet and peaceful indoor environment.

Three bedrooms can be found situated away from the common area on the main floor. A very private principal bedroom provides a cozy oasis for rest, while offering an abundance of built in closets, and a full ensuite. The secondary bedrooms bookend the renovated main bathroom.Â

The lower level of the principal residence

provides even more built in storage, a great foyer from the double attached garage provides a versatile flex space. An additional 4th bedroom, well sized laundry room and new full bathroom round out this level.

An amazing lower legal suite, registered with the city of Calgary, can be accessed from a completely separate entrance, providing privacy. Feeling more like a home than a suite, youâ€™ll be greeted by a large foyer and down the hallway to an incredible space offering an open concept kitchen with full appliance package, comfortable living room and dining area, well sized bedroom, spa like bathroom and washer & dryer.Â

Perched on a corner lot, this incredible property has a view of the Shaganappi golf course, is walking distance to local schools, is within close proximity to the C-Train and is a quick commute by car to the downtown core. The extra wide lot provides enough lawn space remaining for your kids or dogs to enjoy. Showings by appointment only. No open houses are scheduled.

Built in 1953

Essential Information

MLS® #	A2207866
Price	$1,295,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,166
Acres	0.15
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status	Active

Community Information

Address	3004 13 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0V2

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Floor Furnace, Other
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

Exterior

Exterior Features	Private Entrance, Storage
Lot Description	Back Lane, Corner Lot, Landscaped
Roof	Tar/Gravel
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.

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