# \$1,149,900 - 3108 14 Avenue Sw, Calgary

MLS® #A2252339

# \$1,149,900

6 Bedroom, 4.00 Bathroom, 2,006 sqft Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

Tucked into the heart of SHAGANAPPI, this brand new 5-BED, SEMI-DETACHED home w/ LEGAL 2-BED SUITE (City approved) blends modern luxury with everyday comfort. Step through the arched entry to a welcoming foyer w/ walk-in coat closet, plus a stylish front OFFICE framed by glass doors, built-in desk & cabinetryâ€"ideal for work-from-home. Wide-plank hardwood flows into the open-concept main floor, designed for living and entertaining. The living room centers on a sleek gas fireplace wall w/ designer tile surround and custom built-ins w/ inset lighting. At the back, the chef's kitchen steals the show, anchored by a dedicated dining area w/ designer lighting, glass-front built-ins & in-cabinet lighting. High-end S/S appliancesâ€"gas range, custom hood fan, and DOUBLE WIDE FULL FRIDGE/FULL FREEZER, microwave & dishwasherâ€"shine against an oversized quartz island built for gathering and stunning quartz backsplash with pot filler. A WALK-IN PANTRY w/ custom shelving adds smart storage. Bi-parting doors open to a large patio, extending the space outdoors. A chic powder room and mudroom w/ custom finishes complete this level. Upstairs, the primary suite feels like a retreat, w/ vaulted ceilings and oversized windows. The spa-inspired ensuite has it all: freestanding soaker tub, huge glass shower w/built in bench & rough in for steam, dual vanities w/ makeup desk, plus a dreamy walk-in closet. Two more bedroomsâ€"each w/







TRAY CEILINGS with built-in lightingâ€"share a stylish Jack & Jill bath w/ separated vanity & bath areas. The loft/study offers open shelving and flexible space for reading, working, or relaxing. A well-planned laundry room finishes this floor. The fully finished EXTENDED BASEMENT adds almost 1100sqft of additional living space. The legal 2-bed suite features quartz counters, S/S appliances, custom cabinets, private laundry, and its own side entrance w/ built-in storage. A bonus third space can connect to the suite or be locked off as a private GYM for the main home making it perfect for guests, family, or a rental incentive. Set in the vibrant Shaganappi community, this home puts Calgary's best at your door. Golf at Shaganappi, stroll parks and pathways, or zip downtown in minutes. With great schools, trendy restaurants, boutique shopping, and easy transit nearby, this is modern city living at its best. All you have to do is move in!

Built in 2025

#### **Essential Information**

MLS® # A2252339 Price \$1,149,900

Bedrooms 6

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,006 Acres 0.07 Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 3108 14 Avenue Sw

Subdivision Shaganappi

City Calgary
County Calgary
Province Alberta
Postal Code T3C 0X1

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Tray Ceiling(s)

Appliances Dishwasher, Garage Control(s), Gas Range, Microwave, Microwave

Hood Fan, Range Hood, Refrigerator, Electric Range

Heating Forced Air Cooling Rough-In

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Composite Siding, Concrete, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 29th, 2025

Days on Market 66

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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