

# \$1,199,000 - 3108 14 Avenue Sw, Calgary

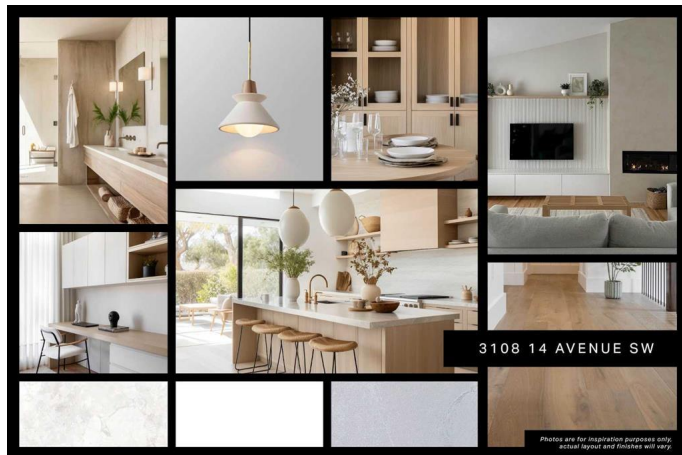
MLS® #A2202448

**\$1,199,000**

5 Bedroom, 4.00 Bathroom, 2,029 sqft  
Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

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, youâ€™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 chefâ€™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.

Built in 2025

### **Essential Information**

MLS® #	A2202448
Price	\$1,199,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,029
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, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out, Suite

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.