

\$1,099,900 - 3216 14 Avenue Sw, Calgary

MLS® #A2112831

\$1,099,900

4 Bedroom, 4.00 Bathroom, 2,013 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

Welcome to custom build home with over 2,800 SF of living space in Shaganappi area. Located close to downtown. 3 MINUTES WALK TO WESTBROOK LRT STATION and 8 minutes to Killarney Recreation Center. This house brightens your mood every time you walk through the doors. Main floor is an OPEN CONCEPT. Abundance of natural light from FLOOR TO CEILING WINDOWS. 10'™ CEILING ON THE MAIN FLOOR. Wide plank engineered hardwood floor, pot lights & SOUND SYSTEM throughout the house. Level 5 FLAT CEILING. Cozy up beside the GAS FIREPLACE on the main floor. Modern kitchen with plenty of cabinets. Quartz countertops and raised table to fit 5 people for a quick meal. Build in microwave and oven. Samsung s/s appliances. Wine fridge. Counter depth fridge. Beautiful GLASS RAILING leading to the upper floor. SKYLIGHTS that give you additional natural light. OFFICE SPACE on the second floor. The spacious master bedroom. Soak in the free-standing tub after a long day. Wash off work stress in the glass shower with BODY MASSAGE JETS. In the morning, enjoy getting ready with the HEATED ENSUITE FLOOR. 2 extra bedrooms with built-in closets, 4-piece washroom and laundry complete the top floor. Basement designed for entertainment. Wet bar with wine fridge & sink. Home theater wired for 5.1 surround sound. Beautiful BUILT IN WALL UNIT. Keep your feet warm on lush carpet HEATED FLOOR in the basement. Large 4th bedroom in the



basement . Basement washroom with STEAM ROOM. .All windows and skylights are TRIPLE GLASSED. 9 ' ceilings in basement and second floor. VACUUM SYSTEM help you keep the house clean I. Fully insulated drywalled garage with shelves. The home is in the area for Western Canada Highschool. Incredible home!!! Look no more!!!

Built in 2019

Essential Information

MLS® #	A2112831
Price	\$1,099,900
Sold Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,013
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3216 14 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Steam Room, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Water Heater, Induction Cooktop, Microwave
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Cedar, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	July 11th, 2024
Days on Market	127
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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