

\$874,000 - 3006 14 Avenue Sw, Calgary

MLS® #A2120096

\$874,000

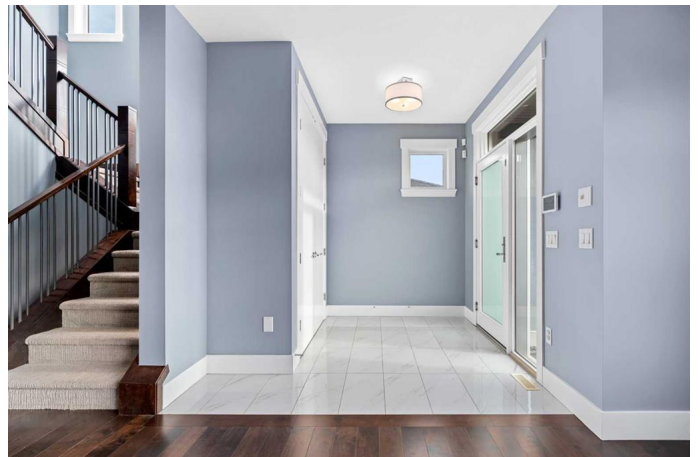
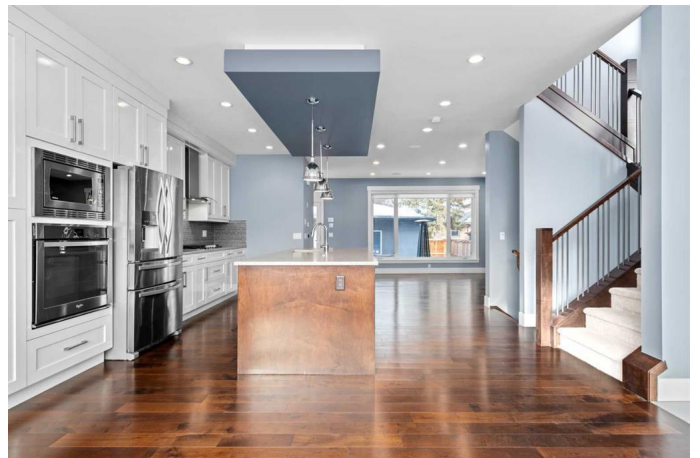
4 Bedroom, 4.00 Bathroom, 2,012 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

AMAZING LOCATION! 4 BEDROOMS, 3 ½ BATHROOMS, AIR-CONDITIONING, & 2,900 SQ FT DEVELOPED LIVING SPACE!

Welcome to 3006 14 Ave SW, a beautiful designer home situated on a wide lot, located in the central community of Shaganappi. The neighbourhood offers an endless array of opportunities to enjoy the outdoors within walking distance to rinks, tennis courts, nature walks, playgrounds, schools, indoor pool, & golf course. Upon entering you will notice how bright and spacious the home feels, with engineered hardwood floors complemented by soaring 9 foot ceilings and recessed lighting. Imagine hosting friends & family in this open concept living space, with its elegant kitchen featuring stainless steel appliances, gas range, ample cabinetry space, granite countertops, and kitchen island. The versatile living and dining rooms both have built-in cabinetry and shelving, while a gorgeous gas fireplace adds an extra touch of charm. Custom blinds give an extra touch of elegance. A tucked away 2-pc powder room completes the main floor. Luxurious carpet throughout as you head upstairs. Enter through oversized French doors to the primary bedroom which boasts a serene 5-pc spa ensuite w/ glass rain shower, heated floors, double vanities, and a jetted soaker tub. The walk-in closet has plenty of built-in organizers for all of your belongings. You will also find 2 generously-sized bedrooms on the upper level both offering ample closet space, as well as a



4-pc bath and upstairs laundry room. The fully developed basement showcases high ceilings, a family room, wet bar & wine fridge, custom built-ins, and a second fridge perfect for entertaining. A fourth bedroom offers room for guests with a massive walk-in closet. A 4-pc bath completes the basement level. You will love the large patio, BBQ gas hookup, and fully fenced backyard for entertaining on blue sky days. The double garage is insulated and finished with epoxy flooring & storage. This home is a must-see, book your showing today!

Built in 2016

Essential Information

MLS® #	A2120096
Price	\$874,000
Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,012
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3006 14 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Humidifier, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
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, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 29th, 2024
Days on Market	24
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Rentch Ltd.
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