

\$1,120,000 - 3112 14 Avenue Sw, Calgary

MLS® #A2134258

\$1,120,000

5 Bedroom, 4.00 Bathroom, 2,069 sqft

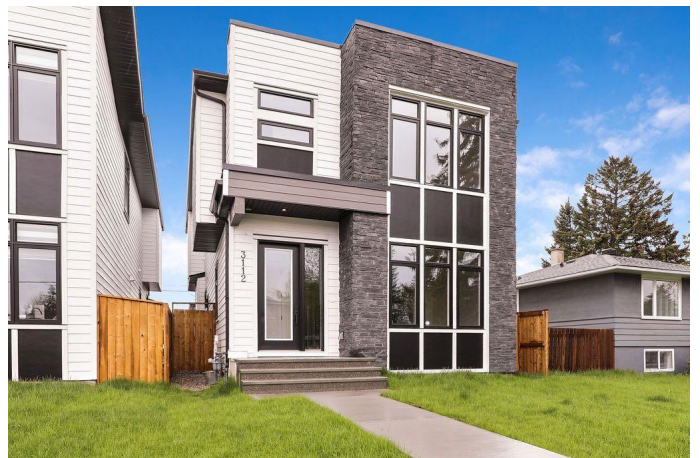
Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

Welcome to 3112 14 Ave SW, a stunning brand-new custom-built house situated in the desirable community of Shaganappi. This home is nestled on a spacious lot with a 29 ft width, which is wider than the common 25 ft lots. As a result, the house offers more width than similar properties, providing wider stairs, a generously sized foyer at the front and a convenient mudroom at the back. The total developed floor area of the house is nearly 3,000 sq. ft., featuring 5 bedrooms (3 on the upper level and 2 on the lower level) and 3.5 bathrooms. Exterior is made of Hardy board and stone.

One unique feature of this house is the 10 ft ceiling on the main level and 9 ft ceilings on the upper and basement levels. The open layout design, coupled with large south-facing windows, fills the house with natural light. The heart of the home is the gourmet kitchen, beautifully modern and elegant, equipped with high-end stainless steel appliances. Another standout feature is the fireplace in the living room, creating a cozy ambiance for your family.

Upstairs, you'll find 3 spacious bedrooms, one of which has an ensuite high-quality built bathroom, a super-sized walk-in closet with plenty of storage space, and a convenient laundry room. The finished basement offers two more bedrooms, a recreation room with a fireplace, and a wet bar. The basement has a



separate entrance on the side of the house, providing additional versatility.

The main level and stairs to the upper floor and hallway feature high-quality hardwood flooring. There's also a good-sized 20'x20' double detached garage. But the benefits of this property extend beyond the house itself. Its location is ideal, as it is close to downtown Calgary, 17 Ave, Shaganappi Point golf course, Westbrook Mall, C-Train stations (Shaganappi and Westbrook), the Killarney Aquatic & Recreation Center, the Public Library, Shaganappi Off-leash Dog Park, excellent schools, access to major roads (Bow Trail and Crowchild), and a multitude of other amenities. The house is registered by Alberta Home Warranty program and is offering assuring warranty on everything. Don't miss opportunity.

Built in 2023

Essential Information

MLS® #	A2134258
Price	\$1,120,000
Sold Price	\$1,110,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,069
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	3112 14 Avenue Sw
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Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Sump Pump(s), Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Instant Hot Water, Microwave, Range Hood, Tankless Water Heater, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 27th, 2024
Days on Market	35
Zoning	RC-2
HOA Fees	0.00

Listing Details

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