\$864,900 - 3008 14 Avenue Sw, Calgary

MLS® #A2159398

\$864,900

4 Bedroom, 4.00 Bathroom, 2,015 sqft Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

Meet "Stanley― | Luxury Infill Home in Shaganappi | Newly Refinished Floors | Unbeatable Location. Welcome to your dream home, where luxury meets convenience in one of the city's most sought-after neighbourhoods. This stunning property features an abundance of natural light, pouring through LARGE WINDOWS onto beautifully REFINISHED hardwood floors (2024). The main floor features a grand chef's kitchen, complete with an impressive granite island, GAS range, built-in oven, microwave, and a water purification system. The kitchen has plenty of counter space, and built-ins extend wall to wall. The kitchen flows into a relaxing living room adorned with built-in shelves and a cozy gas fireplace.

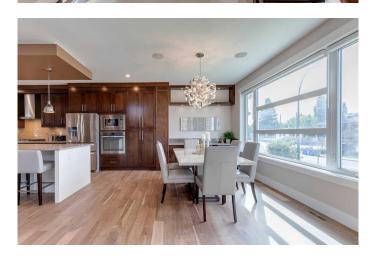
Ascend to the second level to find a bright, expansive primary suite, with French doors, a 5-piece ensuite with HEATED FLOORS, and a spacious walk-in closet. The primary bedroom is a truly luxurious retreat. Upstairs you'II also find two additional bedrooms, a 4 pc washroom, and a conveniently located LAUNDRY ROOM.

The fully finished basement is perfect for entertaining, with a large rec room featuring a built-in WET BAR, and a spacious guest room with its own walk-in closet and 4 piece bathroom.

Step outside into your backyard designed with







string lights for the perfect evening ambiance, pet-friendly clover landscaping for minimal upkeep, IRRIGATION system, and a double detached garage.

Additional features include central A/C, wiring for SOUND SYSTEM, rough-in or IN-FLOOR heat, and luxury granite countertops throughout.

Situated close to downtown yet nestled in the quiet community of Shaganappi, you'll enjoy being walking distance to the C-Train, Alexander Ferguson School, Groceries, Killarney Rec Centre, Shaganappi Point Golf Course, and Shaganappi Park. This home truly offers the best of both worlds - luxury living in a prime location. Book your showing today!

Built in 2016

Essential Information

MLS® # A2159398
Price \$864,900
Sold Price \$864,900

Bedrooms 4
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 2,015
Acres 0.07
Year Built 2016

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Sold

Community Information

Address 3008 14 Avenue Sw

Subdivision Shaganappi

City Calgary
County Calgary
Province Alberta
Postal Code T3C 0X1

Amenities

Parking Spaces 2

Parking Double Garage Detached

Interior

Interior Features Bar, Built-in Features, Closet Organizers, Double Vanity, Granite

Counters, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s),

Wet Bar

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage

Control(s), Garburator, Gas Cooktop, Microwave, Range Hood,

Refrigerator, Washer, Water Purifier, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Private Yard Lot Description Back Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 22nd, 2024

Date Sold September 6th, 2024

Days on Market 15

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office Renzo Real Estate Inc.

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