

\$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 youâ€™ll 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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