\$1,155,000 - 3114 14 Avenue Sw, Calgary

MLS® #A2190641

\$1,155,000

5 Bedroom, 4.00 Bathroom, 2,092 sqft Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

Welcome to 3114 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 New Home Warranty program and is offering assuring warranty. Don't miss opportunity. Video is available on the listing or my YouTube Channel.

Built in 2023

Essential Information

MLS® # A2190641 Price \$1,155,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,092 Acres 0.07 Year Built 2023

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 3114 14 Avenue Sw

Subdivision Shaganappi

City Calgary
County Calgary
Province Alberta

Postal Code T3C 0X1

Amenities

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Bar, Double Vanity, Granite Counters, High Ceilings, No Animal Home,

No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Ceiling Fan(s), Sump

Pump(s), Wet Bar

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

Refrigerator, Washer, Window Coverings, Oven-Built-In, Gas Cooktop,

Humidifier, Wine Refrigerator

Heating High Efficiency, Forced Air, Fireplace(s)

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Up To Grade

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Low Maintenance Landscape, Private

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed January 30th, 2025

Days on Market 89

Zoning RC-G

Listing Details

Listing Office CIR Realty

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