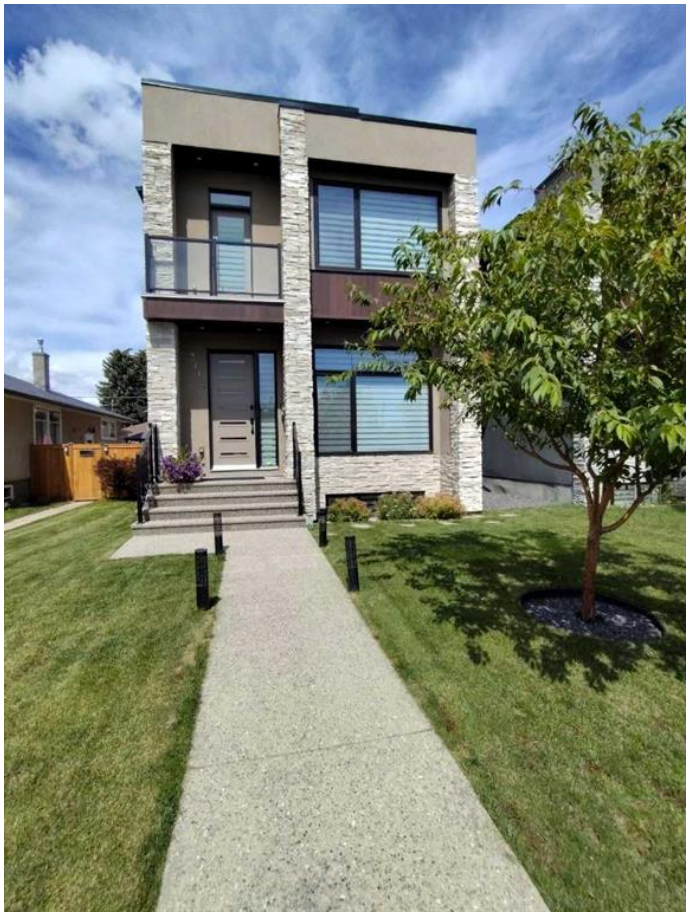
$1,122,000 - 3118 14 Avenue Sw, Calgary

MLS® #A2238704

$1,122,000
4 Bedroom, 4.00 Bathroom, 2,088 sqft
Residential on 0.07 Acres

Shaganappi, Calgary, Alberta



Pride of ownership is evident throughout this meticulously maintained, modern infill, located in one of Calgaryâ€™s most desirable inner-city communities.Â The thoughtfully designed floor plan sets this home apart, with the living room situated at the front of the house and a spacious dining area off the kitchen. A dedicated home office, half bath and a full mudroom with built-in seating and storage complete the main floor layout.Â The main floor impresses with wide plank hardwood and 10 ft Level 5 painted ceilings and an expansive gas fireplace. The open-concept kitchen features a 10 ft island with thick quartz countertops, a waterfall edge and wood detailing. The high end KitchenAid appliance package includes a massive fridge/freezer, built-in oven and microwave, 5-burner gas cooktop, and dishwasher. Custom soft close cabinetry extends to the ceiling, offering abundant storage solutions. Throughout the home youâ€™ll find designer touches including a glass wall and glass stair railings on all three levels. Solid core 8 ft interior doors on the main and upper level add a sense of quiet luxury and improved soundproofing.Â A built-in Vacuflo system with a kitchen kick pan adds everyday convenience.

The upper level offers three generously sized bedrooms, a convenient laundry room, and a bright bonus room at the front of the home. The luxurious primary suite includes a

spacious walk-in closet and a spa-inspired ensuite featuring a soaker tub and an oversized shower with rain head.

The fully finished basement features a glass-enclosed home gym with cork flooring, wine room, a wet bar with wine fridge, a home theatre space, a guest bedroom, and a full bathroom with heated floors. Enjoy outdoor living in the spacious backyard, featuring a large patio perfect for entertaining.Â A gas bbq hookup makes outdoor cooking a breeze while the low maintenance yard offers just the right amount of green space for kids, pets or a garden.Â The double detached garage is insulated and drywalled.

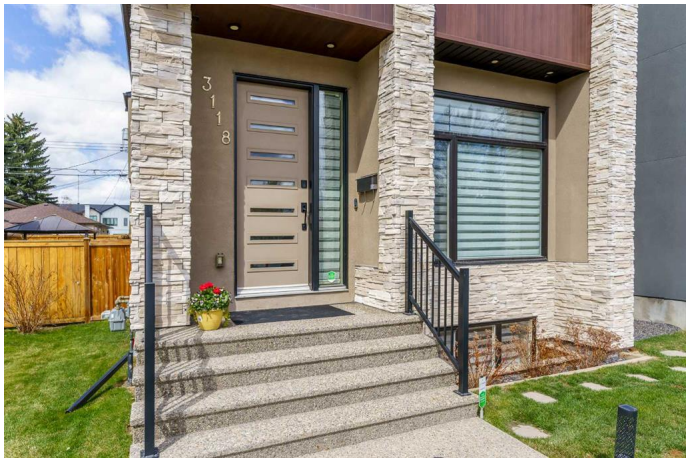
Enjoy easy access to the Westbrook CTrain station, grocery stores, restaurants, public library, public pool, schools, parks, and the Shaganappi Point Golf Course. Outdoor enthusiasts will appreciate the nearby Shaganappi Community Association park, which features a skating rink, tennis courts and an off-leash dog park. Don't miss your chance to own this exceptional property, book your showing today!

Built in 2019

Essential Information

MLS® #	A2238704
Price	$1,122,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,088
Acres	0.07
Year Built	2019
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active



Community Information

Address	3118 14 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0X1

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Insulated, On Street
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Wine Refrigerator
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	45
Zoning	R-CG

Listing Details

Listing Office	CIR Realty

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