

\$1,149,900 - 3108 14 Avenue Sw, Calgary

MLS® #A2252339

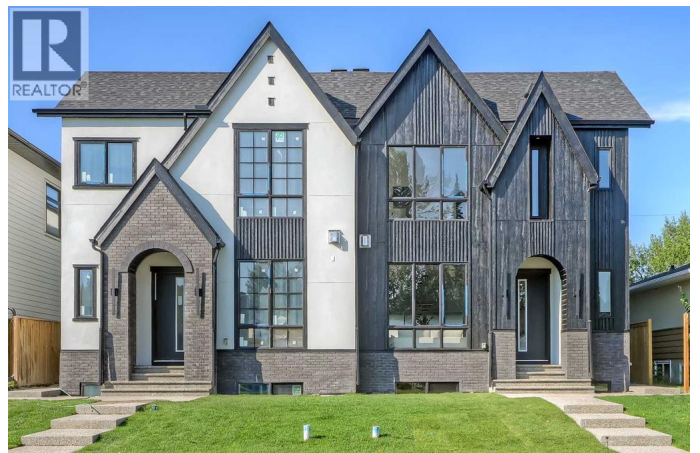
\$1,149,900

6 Bedroom, 4.00 Bathroom, 2,006 sqft

Single Family on 0.07 Acres

Shaganappi, Calgary, Alberta

Tucked into the heart of SHAGANAPPI, this brand new 5-BED, SEMI-DETACHED home w/ LEGAL 2-BED SUITE (City approved) blends modern luxury with everyday comfort. Step through the arched entry to a welcoming foyer w/ walk-in coat closet, plus a stylish front OFFICE framed by glass doors, built-in desk & cabinetry—ideal for work-from-home. Wide-plank hardwood flows into the open-concept main floor, designed for living and entertaining. The living room centers on a sleek gas fireplace wall w/ designer tile surround and custom built-ins w/ inset lighting. At the back, the chef's kitchen steals the show, anchored by a dedicated dining area w/ designer lighting, glass-front built-ins & in-cabinet lighting. High-end S/S appliances—gas range, custom hood fan, and DOUBLE WIDE FULL FRIDGE/FULL FREEZER, microwave & dishwasher—shine against an oversized quartz island built for gathering and stunning quartz backsplash with pot filler. A WALK-IN PANTRY w/ custom shelving adds smart storage. Bi-parting doors open to a large patio, extending the space outdoors. A chic powder room and mudroom w/ custom finishes complete this level. Upstairs, the primary suite feels like a retreat, w/ vaulted ceilings and oversized windows. The spa-inspired ensuite has it all: freestanding soaker tub, huge glass shower w/ built in bench & rough in for steam, dual vanities w/ makeup desk, plus a dreamy walk-in closet. Two more bedrooms—each w/



TRAY CEILINGS with built-in lighting”share a stylish Jack & Jill bath w/ separated vanity & bath areas. The loft/study offers open shelving and flexible space for reading, working, or relaxing. A well-planned laundry room finishes this floor. The fully finished EXTENDED BASEMENT adds almost 1100sqft of additional living space. The legal 2-bed suite features quartz counters, S/S appliances, custom cabinets, private laundry, and its own side entrance w/ built-in storage. A bonus third space can connect to the suite or be locked off as a private GYM for the main home making it perfect for guests, family, or a rental incentive. Set in the vibrant Shaganappi community, this home puts Calgary’s best at your door. Golf at Shaganappi, stroll parks and pathways, or zip downtown in minutes. With great schools, trendy restaurants, boutique shopping, and easy transit nearby, this is modern city living at its best. All you have to do is move in! (id:6289)

Built in 2025

Essential Information

Listing #	A2252339
Price	\$1,149,900
Bedrooms	6
Bathrooms	4.00
Half Baths	1
Square Footage	2,006
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3108 14 Avenue Sw
Subdivision	Shaganappi
City	Calgary

Province	Alberta
Postal Code	T3C0X1

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Closet Organizers, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Range - Electric, Dishwasher, Microwave, Microwave Range Hood Combo, Hood Fan, Garage door opener
Heating	Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Composite Siding, Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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Listing information last updated on November 5th, 2025 at 10:16am CST