

\$1,190,000 - 3106 15 Avenue Sw, Calgary

MLS® #A2253237

\$1,190,000

4 Bedroom, 4.00 Bathroom, 1,863 sqft

Single Family on 0.06 Acres

Shaganappi, Calgary, Alberta

I am pleased to present this exceptional inner-city home that's currently under construction. This property is located on a very quiet, mature, tree-lined cul-de-sac (no-thru street), just 10 minutes from downtown and walking distance to several amenities and restaurants along 17 Avenue. The main highlights feature an attached double garage with elongated driveway plus a legal basement suite. The builder has paid meticulous attention to every detail and boasts numerous high-end features, including triple-pane windows, an extra-thick (4") concrete foundation, stylish stucco and stone exterior, built-in air conditioning, zebra window coverings, R/O filter system for drinking water, water softener, a steam shower in the primary bedroom, two fireplaces including one in the upper bonus room which also features a soaring vaulted ceiling. Both the main and basement suites come with all appliances included. Additional features include 9' ceilings on the mainfloor, dovetail shaker cabinets/drawers, wired for CAT 6 ethernet, built-in speakers, composite decking on the large multi tiered wrap around deck, and an oversized, extra-height attached garage with side mount door opener, 8ft high door and built-in shelving. If you're seeking a unique, maintenance free, newly built inner-city gem, this property is a must-see. As it's still under construction, buyers have the opportunity to choose the final finishes and colors. Daytime showings are preferred at this time. Please



contact your favorite Realtor to arrange a viewing of this beautiful inner-city infill and be sure to ask for the builders chosen samples of flooring, window coverings, appliances and paint. (id:6289)

Built in 2025

Essential Information

Listing #	A2253237
Price	\$1,190,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,863
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3106 15 Avenue Sw
Subdivision	Shaganappi
City	Calgary
Province	Alberta
Postal Code	T3C0Y6

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Attached Garage, Oversize
# of Garages	2

Interior

Appliances	See remarks
Heating	Electric, Natural gas Baseboard heaters, Forced air
Cooling	Central air conditioning
Fireplace	Yes

of Fireplaces 2
of Stories 2
Has Basement Yes

Exterior

Exterior Stone, Stucco
Exterior Features Landscaped
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office RE/MAX House of Real Estate



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