



GRASSROOTS
REALTY GROUP

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3108 14 Avenue SW
Calgary, Alberta

MLS # A2252339



\$1,175,000

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,006 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Garage Door Remote (2)		

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!