



GRASSROOTS
REALTY GROUP

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3106 15 Avenue SW
Calgary, Alberta

MLS # A2253237



\$1,190,000

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,863 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Rectangu		

Heating: Baseboard, Electric, Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: Fridge(2), Stove(2), Dishwasher(2), Hoodfan(2), Washer(2), Dryer(2), A/C, Garage Control, Water softener, R/O filter system, Window coverings

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.