

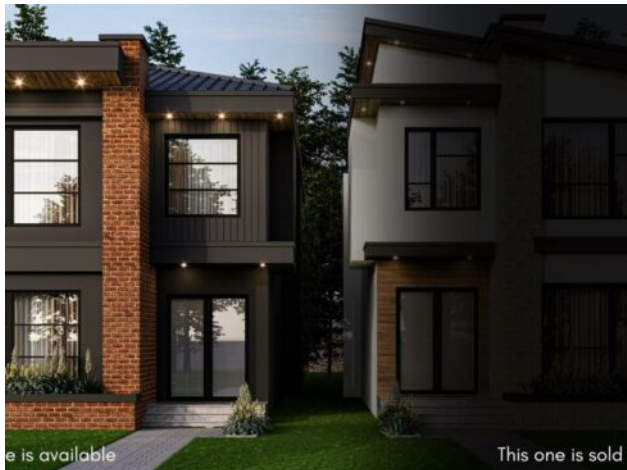


GRASSROOTS
REALTY GROUP

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3112 13 Avenue SW
Calgary, Alberta

MLS # A2262245



\$1,350,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,009 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Storage

Inclusions: n/a

Welcome home. Crafted with pride and care, this residence was designed to showcase true elegance. No expense has been spared — every floor, room, and corner of this home serves a purpose, blending comfort and luxury in a way that is truly unlike any other. This walkout design offers 4 bedrooms, 3.5 bathrooms, a private home office, and double patios — one extending far enough to enjoy sweeping views of Shaganappi Golf Course and the downtown skyline. Inside, thoughtful details abound: air conditioning, heated floors in the primary ensuite, a Wolf gas range, an oversized refrigerator, a custom hood-fan canopy, a waterfall island, 9-foot doors, and high-end finishes that flow seamlessly throughout. Set in one of Calgary's most coveted inner-city communities, Shaganappi offers quick access to downtown, parks, schools, the C-Train, and the golf course just steps away. This home delivers comfort without sacrificing luxury — a space built with precision and pride. To truly understand its quality and design, you have to experience it in person.