



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2902 14 Avenue
Calgary, Alberta**

MLS # A2280881



\$975,000

Division:	Shaganappi		
Type:	Residential/Five Plus		
Style:	2 and Half Storey, Attached-Side by Side		
Size:	1,892 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	City Lot, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	Refrigerator (2), Gas Range, Electric Range, Dishwasher (2), Microwave, Washer (2), Dryer (2)		

Step inside a prestigious brand new townhome in the heart of the inner city SW. Ideally located nearby popular amenities including the Killarney Aquatic Centre, Westbrook LRT Station, 17th Ave SW, Shaganappi Golf Course, multiple greenspaces and bicycle pathways. This 2.5-storey oasis embodies functional design that integrates modern finishing selections across four spacious levels. The welcoming open concept layout showcases a large kitchen island, accompanied by stainless steel appliances, quartz counters, undermount sink and tile backsplash. Follow sleek white oak luxury plank flooring into the adjacent living area that centers around a cozy gas fireplace. Upstairs await three large bedrooms, including the primary retreat with a private walk-in closet and 5 piece ensuite with in-floor heating. The third level is an entertainer's delight, fully equipped with a wet bar, full bathroom, versatile flex area and almost 300 SF serene rooftop patio. A legal 1 bedroom 756 SF suite in the basement with in-floor heating provides a unique opportunity for generating rental income, incorporating multigenerational living, or simply expanding on your current lifestyle needs. Enjoy a convenient and vibrant pedestrian-friendly community, with the added perks of condo maintenance and secured parking in a nearby detached garage. Expected completion June 2026.