

\$1,180,000 - 3016 13 Avenue Sw, Calgary

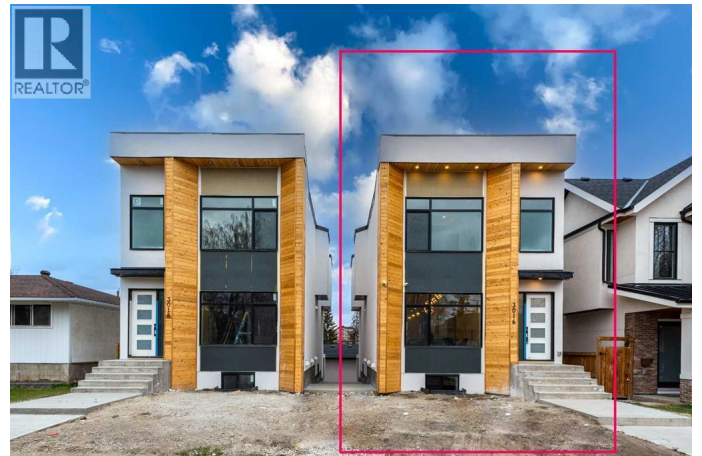
MLS® #A2252481

\$1,180,000

4 Bedroom, 4.00 Bathroom, 2,030 sqft
Single Family on 0.07 Acres

Shaganappi, Calgary, Alberta

Welcome to this beautifully designed, newly built single-family home, ideally located just minutes from the vibrant heart of downtown Calgary. With a rare walk-out lot and a legal basement suite, this property offers the perfect combination of luxury, functionality, and prime location. As you step inside, you'll immediately notice the exquisite craftsmanship and thoughtful upgrades throughout. The open-concept main floor is bathed in natural light, thanks to expansive windows that highlight the sleek, modern design. The chef-inspired kitchen is a true standout, featuring custom cabinetry, high-end quartz countertops, top-of-the-line stainless steel appliances, and a large island that's perfect for preparing meals and hosting guests. The living and dining areas flow seamlessly together, creating an inviting space for both relaxation and entertaining. With high ceilings, designer fixtures, and elegant flooring, every corner of this home exudes style and comfort. Upstairs, the spacious master suite serves as a private oasis, complete with a large walk-in closet and a spa-like ensuite bath featuring a freestanding tub, glass shower, and dual vanities. Two additional generously sized bedrooms and a full bathroom provide ample space for family members or guests. The fully finished basement suite is a legal, self-contained unit with its own private entrance, making it perfect for rental income or additional living space. The suite is bright and modern, with a full



kitchen, cozy living area, stylish bathroom, and separate laundry facilities, offering maximum privacy and convenience. Situated in one of Calgary's most desirable neighborhoods, this home provides easy access to trendy shops, renowned restaurants, public transit, and the scenic Bow River pathways. Whether seeking a family home with potential rental income or a sophisticated urban retreat, this property has it all. Don't miss your opportunity to own this exceptional home in an unbeatable location. Schedule a showing today and see for yourself what makes this property so special! (id:6289)

Built in 2025

Essential Information

Listing #	A2252481
Price	\$1,180,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,030
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3016 13 Avenue Sw
Subdivision	Shaganappi
City	Calgary
Province	Alberta
Postal Code	T3C0C2

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Back lane, PVC window, Closet Organizers, No Animal Home, No Smoking Home

Parking Spaces 4
Parking Attached Garage
of Garages 2

Interior

Appliances Refrigerator, Oven - Electric, Cooktop - Gas, Dishwasher, Freezer, Oven - Built-In, Humidifier, Garage door opener, Washer/Dryer Stack-Up, Water Heater - Tankless
Heating Natural gas Other, Forced air
Cooling None
Fireplace Yes
of Fireplaces 2
of Stories 2
Has Basement Yes
Basement Separate entrance, Walk out, Suite

Exterior

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

Listing Details

Listing Office CIR Realty



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