

# \$1,190,000 - 3106 15 Avenue Sw, Calgary

MLS® #A2253237

**\$1,190,000**

4 Bedroom, 4.00 Bathroom, 1,863 sqft

Single Family on 0.06 Acres

Shaganappi, Calgary, Alberta

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. (id:6289)

Built in 2025

**Essential Information**

Listing #	A2253237
Price	\$1,190,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,863
Acres	0.06
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	3106 15 Avenue Sw
Subdivision	Shaganappi
City	Calgary
Province	Alberta
Postal Code	T3C0Y6

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Attached Garage, Oversize
# of Garages	2

**Interior**

Appliances	See remarks
Heating	Electric, Natural gas Baseboard heaters, Forced air
Cooling	Central air conditioning
Fireplace	Yes

# of Fireplaces 2  
# of Stories 2  
Has Basement Yes  
Basement Suite

### Exterior

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

### Listing Details

Listing Office RE/MAX House of Real Estate



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