

\$1,350,000 - 3112 13 Avenue Sw, Calgary

MLS® #A2262245

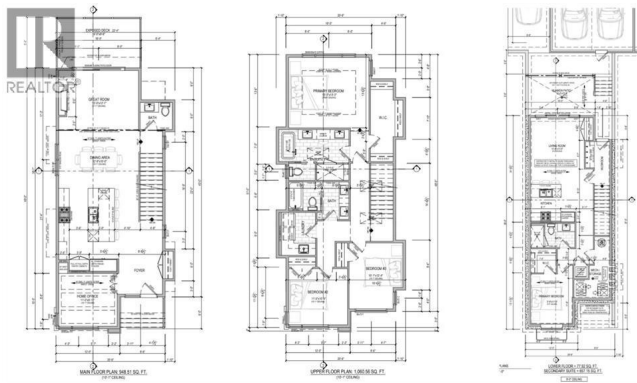
\$1,350,000

4 Bedroom, 4.00 Bathroom, 2,009 sqft

Single Family on 0.07 Acres

Shaganappi, Calgary, Alberta

Welcome home. Crafted with pride and care, this residence was designed to showcase true elegance. No expense has been spared â€” 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 â€” 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 Calgaryâ€™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 â€” a space built with precision and pride. To truly understand its quality and design, you have to experience it in person. (id:6289)



Built in 2025

Essential Information

Listing #	A2262245
Price	\$1,350,000
Bedrooms	4

Bathrooms	4.00
Half Baths	1
Square Footage	2,009
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3112 13 Avenue Sw
Subdivision	Shaganappi
City	Calgary
Province	Alberta
Postal Code	T3C0V2

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Back lane, Closet Organizers, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	3
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Wine Fridge, Oven, Dryer, Oven - Built-In, Hood Fan, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Brick, Concrete, Stucco
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bravo Realty



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