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GRASSROOTS REALTY GROUP

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3006 14 Avenue SW
Calgary, Alberta

MLS # A2346205



$899,900

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,008 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Beverage Fridges x 2 (Main Floor & Basement), In Ceiling Speakers, Security System

UPGRADED INFILL ON AN EXTRA-WIDE 29-FT LOT IN THE HEART OF SHAGANAPPI! Ideally located within walking distance of the LRT, 17th Avenue, schools, and playgrounds, this spacious inner-city home offers over 2,800 sq ft of upgraded living spaces across 3 levels, and a double detached garage. The tiled front foyer opens into a spacious, freshly painted main floor finished with engineered hardwood flooring, flat-painted ceilings, extensive pot lighting, and ceiling speakers throughout. At the front of the home, the formal dining room features a large street-facing window and built-in cabinetry with a beverage fridge, while the central kitchen offers extensive sprayed cabinetry, stainless steel appliances including a gas cooktop, new quartz countertops, tiled backsplash, and a large island with seating. The living room is framed by a gas fireplace with built-in shelving on both sides. A tiled mudroom with closet provides direct access to the backyard, while a discreet powder room completes the main level. Upstairs, new carpet flooring runs throughout the three generous bedrooms, hallway, and living areas. The primary bedroom features large windows, ceiling speakers, a spacious walk-in closet, and a 5-pc ensuite with heated floors, dual-sink vanity with new quartz counters, built-in jetted soaker tub, and fully tiled glass shower with built-in bench. The two additional bedrooms are both well sized and offer flexibility for children, guests, or a home office, while the main bathroom features an extended vanity with new quartz counters and fully tiled tub/shower combination. The laundry room comes complete with tiled flooring, quartz countertops, sink, tiled backsplash, cabinetry, and a washer and dryer. The fully developed basement provides additional living space with soaring ceilings, built-in speakers, and a large recreation room suitable for a media room, games

area, gym, or family room. A dedicated wet bar features new quartz counters, tiled backsplash, cabinetry, shelving, and beverage fridge. The basement bedroom includes a walk-in closet and is complemented by a full bathroom with extended vanity and fully tiled tub/shower. Outside, the extra-wide 29-ft lot provides more outdoor space than your standard inner-city infill, with a concrete patio, BBQ gas line, and grassy area for children and pets. The insulated double detached garage features durable epoxy flooring and offers parking, storage, or workshop potential. Additional features include central air conditioning, high-efficiency furnace, and roughed-in basement in-floor heating. Set in the established inner-city community of Shaganappi, the home is surrounded by convenient amenities and recreation, with the LRT, 17th Avenue, Westbrook Mall, schools, playgrounds, pool, and golf course all within easy reach. Bow Trail provides a direct route downtown and convenient access to other areas of Calgary. *VISIT MULTIMEDIA LINK FOR FULL DETAILS INCLUDING A FLOORPLAN AND VIRTUAL TOUR*

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