587-899-3773
justin@realtyaces.ca

3106 15 Avenue SW
Calgary, Alberta

MLS # A2347568



$949,000

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,863 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: NA

Completed and ready for immediate possession! Welcome to this exceptional luxury residence in the heart of Shaganappi, offering the perfect blend of modern design, premium craftsmanship, and an unbeatable inner-city location. Situated on a quiet, mature tree-lined cul-de-sac with no through traffic, this stunning home is just minutes to downtown, steps from the LRT, Shaganappi Point Golf Course, 17th Avenue, and countless shops, restaurants, parks, and amenities. Designed with both elegance and functionality in mind, this impressive home features an oversized attached double garage, elongated driveway, and a fully legal basement suite—providing incredible flexibility for extended family, guests, or mortgage-helping rental income. The bright open-concept main floor showcases soaring 9-foot ceilings, triple-pane windows, premium dovetail shaker cabinetry, built-in speakers, CAT 6 wiring, and designer finishes throughout. The chef-inspired kitchen flows seamlessly into the spacious living and dining areas, creating the perfect space for entertaining and everyday living. Two fireplaces add warmth and character, while expansive windows flood the home with natural light. Upstairs, the spectacular vaulted bonus room offers a unique secondary living space complete with its own fireplace. The luxurious primary retreat feels like a private spa, featuring a steam shower and thoughtfully designed finishes that elevate daily living. No detail was overlooked, with premium upgrades including built-in air conditioning, zebra window coverings, reverse osmosis drinking water system, water softener, composite decking, stylish stucco and stone exterior, and a large wraparound outdoor living space designed for low-maintenance enjoyment. The oversized extra-height attached garage is a rare inner-city feature, complete with an 8-foot overhead

door, side-mount opener, built-in shelving, and ample room for vehicles, storage, and recreational gear. Opportunities like this are rare in one of Calgary's most sought-after inner-city communities. Offering luxury finishes, a legal suite, attached garage, and an exceptional Shaganappi location, this move-in-ready home delivers outstanding value and lifestyle. Contact your favourite REALTOR® today to arrange your private showing.

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