

# \$1,155,000 - 3114 14 Avenue Sw, Calgary

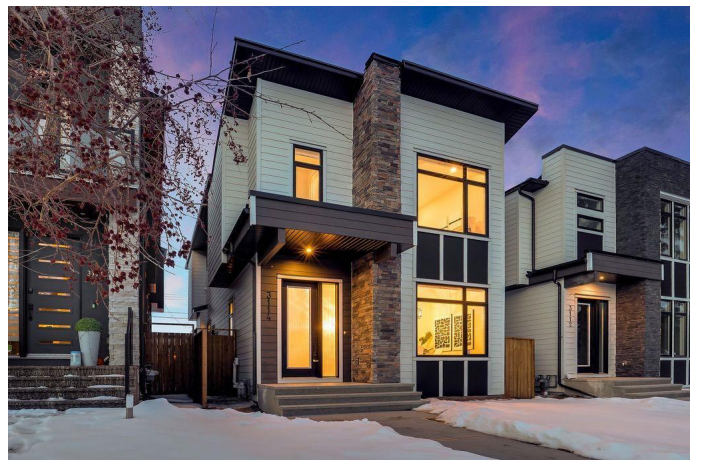
MLS® #A2190641

**\$1,155,000**

5 Bedroom, 4.00 Bathroom, 2,092 sqft  
Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

Welcome to 3114 14 Ave SW, a stunning brand-new custom-built house situated in the desirable community of Shaganappi. This home is nestled on a spacious lot with a 29 ft width, which is wider than the common 25 ft lots. As a result, the house offers more width than similar properties, providing wider stairs, a generously sized foyer at the front and a convenient mudroom at the back. The total developed floor area of the house is nearly 3,000 sq. ft., featuring 5 bedrooms (3 on the upper level and 2 on the lower level) and 3.5 bathrooms. Exterior is made of Hardy board and stone. One unique feature of this house is the 10 ft ceiling on the main level and 9 ft ceilings on the upper and basement levels. The open layout design, coupled with large south-facing windows, fills the house with natural light. The heart of the home is the gourmet kitchen, beautifully modern and elegant, equipped with high-end stainless steel appliances. Another standout feature is the fireplace in the living room, creating a cozy ambiance for your family. Upstairs, you'll find 3 spacious bedrooms, one of which has an ensuite high-quality built bathroom, a super-sized walk-in closet with plenty of storage space, and a convenient laundry room. The finished basement offers two more bedrooms, a recreation room with a fireplace, and a wet bar. The basement has a separate entrance on the side of the house, providing additional versatility. The main level and stairs to the upper floor and hallway feature



high-quality hardwood flooring. There's also a good-sized 20'x20' double detached garage. But the benefits of this property extend beyond the house itself. Its location is ideal, as it is close to downtown Calgary, 17 Ave, Shaganappi Point golf course, Westbrook Mall, C-Train stations (Shaganappi and Westbrook), the Killarney Aquatic & Recreation Center, the Public Library, Shaganappi Off-leash Dog Park, excellent schools, access to major roads (Bow Trail and Crowchild), and a multitude of other amenities. The house is registered by New Home Warranty program and is offering assuring warranty. Don't miss opportunity. Video is available on the listing or my YouTube Channel.

Built in 2023

### **Essential Information**

MLS® #	A2190641
Price	\$1,155,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,092
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	3114 14 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3C 0X1

### **Amenities**

Parking Spaces 4  
Parking Double Garage Detached  
# of Garages 2

### **Interior**

Interior Features Bar, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound  
Appliances Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator  
Heating High Efficiency, Fireplace(s), Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Walk-Up To Grade

### **Exterior**

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Low Maintenance Landscape, Private  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed January 30th, 2025  
Days on Market 42  
Zoning RC-G

### **Listing Details**

Listing Office CIR Realty

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