



## 3008 15 Avenue Calgary Alberta

\$675,000

Stunning 3-Bedroom Half Duplex in Desirable Shaganappi - Both Sides Available! This beautifully designed half duplex in the sought-after community of Shaganappi offers the perfect blend of style, comfort, and convenience. Featuring gorgeous hardwood floors and an open floor plan, this home is ideal for entertaining friends and family. The living room includes a built-in wall unit and feature wall, creating a cozy atmosphere to unwind at the end of the day. The kitchen is a true centerpiece, boasting a built-in dining table around a spacious eating island, stainless steel appliances, and a built-in dishwasher. The main floor also includes a powder room, laundry area, and a back door leading to the private backyard. On the second floor, you'll find three bedrooms and two full bathrooms, including a luxurious private ensuite in the primary bedroom. The lower level offers a 1-bedroom (illegal) basement suite with a private entrance down the concrete staircase. Finished to the same high standards as the main level, it features a separate furnace & hot water tank, a full appliance package, in-suite laundry, and access to its own private backyard space. A large front parking pad adds to the convenience of this exceptional home. The location is unbeatable, just a short walk to two C-Train stations, bus stops, shopping, Killarney Pool, and with quick access to downtown. Don't miss this opportunity. Call today for more information or to schedule your private viewing! (id:6769)

Primary Bedroom 11.33 Ft x 9.92 Ft

Bedroom 9.33 Ft x 9.25 Ft

Bedroom 9.17 Ft x 7.67 Ft

3pc Bathroom 6.25 Ft x 5.08 Ft

Kitchen 12.92 Ft x 12.17 Ft

Living room 13.67 Ft x 11.92 Ft

Laundry room 4.92 Ft x 2.50 Ft

2pc Bathroom 6.58 Ft x 4.92 Ft

Listing Presented By:



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(CENTRAL)**

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