



3114 14 Avenue Calgary Alberta

\$1,124,900

OPEN HOUSE SATURDAY Sept 13 , 2025 FROM 1.00pm TO 4.00pm ,Nestled in one of Calgary's most coveted enclaves, this exceptional Shaganappi residence blends contemporary luxury with refined design -- perfectly positioned on a rare 29-ft wide lot. Every element has been meticulously curated to create a space equally suited for grand entertaining and relaxed everyday living. Soaring 10-ft ceilings on the main level set an immediate tone of sophistication, complemented by wide, graceful stairs that lead to an airy upper level with 9-ft ceilings. A sun-drenched formal dining room welcomes you upon entry, flowing seamlessly into a chef's kitchen that dazzles with quartz countertops, full-height custom cabinetry, a striking central island, and premium stainless steel appliances -- all illuminated by designer lighting. The open-concept living room exudes warmth, anchored by a stunning gas fireplace framed by custom built-ins. Wall-to-wall patio doors open to a private outdoor haven -- ideal for al fresco gatherings under Calgary's vast prairie skies. A dedicated office, chic powder room, and stylish mudroom round out the main floor. Upstairs, the serene primary retreat features built-in speakers, a spa-inspired ensuite with freestanding tub, glass-enclosed shower, dual vanities, and an expansive walk-in closet. Two additional bedrooms -- one with a walk-in, the other with custom built-ins -- share a modern bathroom, while a fully equipped laundry room with sink adds everyday convenience. The fully finished basement continues the elevated experience with 9-ft ceilings, a spacious Rec. room with gas fireplace and media centre, a sleek wet bar with glass stemware hangers, a private gym, and two generous bedrooms -- one featuring built-in study space. With a full bath and separate exterior entrance, the lower level offers potential for guests, multigenerational living, or future...

Recreational, Games room 21.08 Ft x 11.00 Ft

Bedroom 12.33 Ft x 9.67 Ft

Bedroom 9.83 Ft x 8.75 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Living room 15.33 Ft x 14.33 Ft

Dining room 12.33 Ft x 11.17 Ft

Other 9.33 Ft x 5.42 Ft

2pc Bathroom 5.25 Ft x 5.17 Ft

Primary Bedroom 14.33 Ft x 12.92 Ft

Other 12.92 Ft x 7.42 Ft

5pc Bathroom 10.00 Ft x 9.92 Ft

Bedroom 9.92 Ft x 9.75 Ft

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Listing Presented By:



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Kitchen 16.50 Ft x 9.00 Ft

Office 5.42 Ft x 4.08 Ft

Foyer 7.83 Ft x 6.42 Ft

Bedroom 12.00 Ft x 11.92 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Laundry room 7.33 Ft x 5.67 Ft