

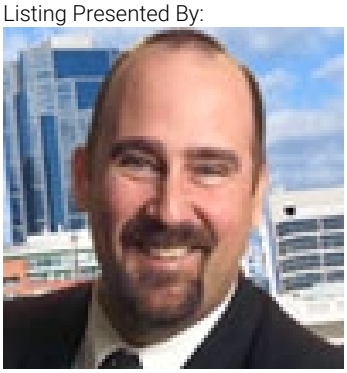
3006 14 Avenue Calgary Alberta

$899,900

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, gy...

Bedroom 14.42 Ft x 13.42 Ft
Recreational, Games room 16.25 Ft x 14.17 Ft
Den 9.00 Ft x 8.17 Ft
4pc Bathroom .00 Ft x .00 Ft
Living room 15.00 Ft x 13.42 Ft
Kitchen 18.75 Ft x 9.75 Ft
2pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 16.83 Ft x 16.42 Ft
Bedroom 11.08 Ft x 10.25 Ft
Bedroom 11.17 Ft x 9.58 Ft
4pc Bathroom .00 Ft x .00 Ft
5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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Dining room 15.00 Ft x 8.50 Ft