

3106 15 Avenue Calgary Alberta

$949,000

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 a...

Kitchen 9.50 Ft x 11.25 Ft

Family room 9.58 Ft x 11.25 Ft

Bedroom 12.83 Ft x 10.67 Ft

4pc Bathroom 4.92 Ft x 8.00 Ft

Furnace 14.00 Ft x 7.83 Ft

Storage 9.50 Ft x 3.33 Ft

2pc Bathroom 4.92 Ft x 4.50 Ft

Other 5.33 Ft x 7.50 Ft

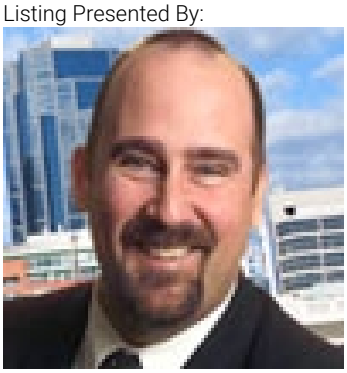
Bonus Room 12.67 Ft x 13.92 Ft

Laundry room 3.08 Ft x 5.33 Ft

Primary Bedroom 15.00 Ft x 12.75 Ft

5pc Bathroom 6.50 Ft x 17.83 Ft

Listing Presented By:



Originally Listed by:
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Other 4.33 Ft x 12.33 Ft

Living room 9.42 Ft x 13.50 Ft

Other 11.17 Ft x 11.58 Ft

Dining room 7.75 Ft x 9.17 Ft

Other 11.00 Ft x 8.83 Ft

Bedroom 9.67 Ft x 11.92 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

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