

\$979,000 - 3102 13 Avenue Sw, Calgary

MLS® #A1095517

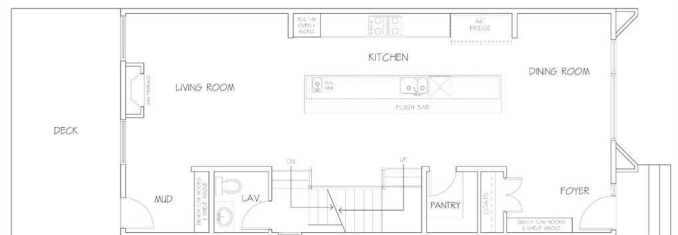
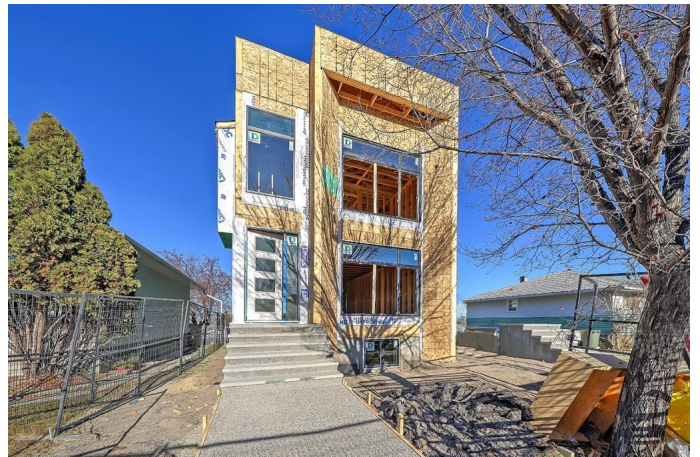
\$979,000

4 Bedroom, 4.00 Bathroom, 1,995 sqft
Residential on 0 Acres

Shaganappi, Calgary, Alberta

Visit Multimedia Link for Floorplans & More!

Prepare to be wowed! This brand-new DETACHED infill in Shaganappi is sure to generate attention w/ a WALK-OUT LOWER PATIO w/ rough-in for a future hot tub and an UPPER DECK w/ DOWNTOWN VIEWS! This home is perfect for those looking for a functional open-concept floorplan. Enjoy spacious primary living spaces across 2,918 sq ft, 4 beds, 3.5 bathrooms, and a fully developed basement w/ lower mudroom and walk-out access to the detached double garage. The gourmet kitchen boasts extensive ceiling height cabinetry, stainless steel appliances, and a massive island featuring waterfall quartz countertops and bar seating. The living room centres on a modern gas fireplace with a fully tiled feature wall and oversized windows on both sides overlooking the deck area w/ expansive downtown views. Highlighted by a floor-to-ceiling glass feature wall, a beautiful wood-wrapped staircase leads to the second level, which hosts three good-sized bedrooms, two full bathrooms, and a laundry room. The stunning master retreat displays an elegant gas fireplace and a private ensuite with barn door entrance. Downstairs, the basement is perfect for entertaining, with a vast rec room equipped w/ a built-in media wall, 3D colour projector, 120" screen, a fully-loaded wet bar with an island and bar seating, wine room, and walk-out patio w/ a rough-in for a future hot tub! Shaganappi is a popular inner-city community home to upscale



infills within walking distance to the Westbrook CTrain station, Westbrook Mall, and the Killarney Aquatic Centre. Along with in-slab heat and rough-ins for a central vac and security systems, this is the one you've been waiting for. Note: Pictures are from a similar, previous project by the builder. **RMS measurements derived from builder's plans & subject to change upon completion**

Built in 2021

Essential Information

MLS® #	A1095517
Price	\$979,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,995
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3102 13 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0V2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, See Remarks
# of Garages	2

Interior

Interior Features	Built-in Features, Stone Counters, No Animal Home, No Smoking Home, Open Floorplan, Wet Bar, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Range Hood
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Has Basement	Yes
Basement	Finished, Walk-Out
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Exterior

Exterior Features	Other
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 16th, 2021
Days on Market	278
Zoning	R-C2

Listing Details

Listing Office	Courtesy Of RE/MAX HOUSE OF REAL ESTATE
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