

# \$1,124,900 - 3114 14 Avenue Sw, Calgary

MLS® #A2248623

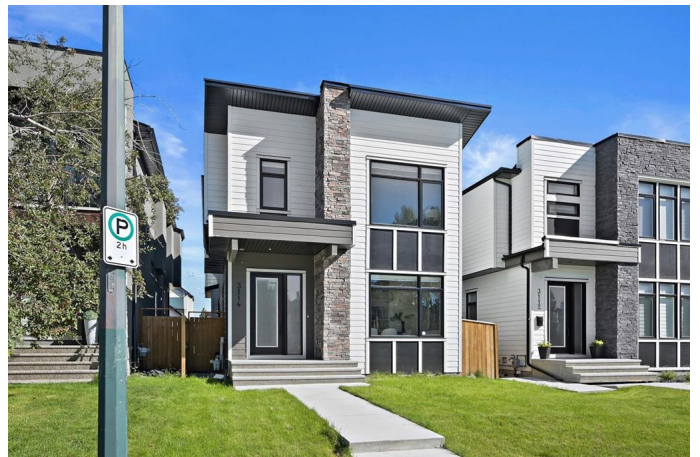
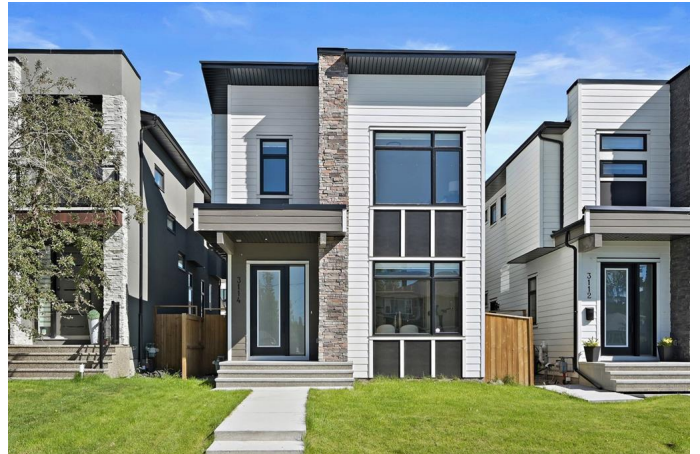
**\$1,124,900**

5 Bedroom, 4.00 Bathroom, 2,049 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 30th , 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 income. Thoughtful upgrades throughout include central vacuum rough-in, security system wiring, full window coverings, and a double detached garage. Steps from parks, golf courses, boutique shopping, fine dining, and top-tier schools, this five-bedroom home redefines modern elegance in one of Calgary’s most desirable communities.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248623    |
| Price          | \$1,124,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,049       |
| Acres          | 0.07        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3114 14 Avenue Sw |
| Subdivision | Shaganappi        |
| City        | Calgary           |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3C 0X1 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting         |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                 |
| Cooling           | None                                                                                                  |
| Fireplace         | Yes                                                                                                   |
| # of Fireplaces   | 2                                                                                                     |
| Fireplaces        | Gas                                                                                                   |
| Has Basement      | Yes                                                                                                   |
| Basement          | Exterior Entry, Finished, Full                                                                        |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | Courtyard           |
| Lot Description   | Back Lane, City Lot |
| Roof              | Asphalt Shingle     |
| Construction      | Stone, Wood Frame   |
| Foundation        | Poured Concrete     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 15                |
| Zoning         | R-CG              |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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