

# \$3,100,000 - 2923 14 Avenue Nw, Calgary

MLS® #A2218039

**\$3,100,000**

5 Bedroom, 6.00 Bathroom, 3,440 sqft

Residential on 0.15 Acres

St Andrews Heights, Calgary, Alberta

Modern Luxury in St. Andrews Heights â€”  
2923 14 Avenue NW

Step into contemporary sophistication at this custom-built 2023 masterpiece, offering nearly 5,000 sq ft of meticulously designed living space. Situated on an oversized 53â€™™ wide, south rear yard lot in prestigious St. Andrews Heights, this five-bedroom, six-bathroom home delivers the perfect blend of cutting-edge architecture, thoughtful functionality, and timeless design.

Architectural Excellence - A bold and elegant exterior showcases a curated blend of architectural metal cladding, rich brickwork, and dramatic floor-to-ceiling windows. The grand 10â€™™ tall custom entry door and professional landscaping set the tone for what lies withinâ€”refined design, exceptional craftsmanship, and meticulous attention to detail.

Sophisticated, Light-Filled Interiors

Main Floor (1,752 sq ft)? An expansive open-concept layout centres around a vaulted entry foyer framed by 2 home offices. The chef-inspired kitchen features high-end appliances and custom cabinetry, seamlessly connecting to a spacious dining area with a 12â€™™ vaulted ceiling. The living room impresses with a Scandinavian-style suspended gas fireplace framed by a 20â€™™ wall of glass. Sliding glass doors extend the living space outdoors to a covered entertaining



area, complete with a dramatic wood stove encased in a custom steel surround, BBQ with hood fan, and integrated wood storage—ideal for 4 season enjoyment.

Upper Floor (1,689 sq ft)? The upper level offers 4 spacious bedrooms, each with generous natural light and modern finishes. The primary suite features vaulted ceilings, a walk-in closet, and a spa-style ensuite with a large steam shower and full width picture window capturing lush, treetop views.

Lower Level (1,753 sq ft \*including mechanical and storage rooms)? A fully developed basement includes a 5th bedroom with private ensuite, a commercial-grade gym, wet bar, second laundry, storage room, and a large media/ rec room—perfect for entertaining or relaxed evenings in.

#### Unparalleled Features

- Triple-pane, 5-coat low-e window package for exceptional efficiency

- Sonos 7-zone indoor/outdoor audio system

- Custom millwork, flush baseboards, and shadow-reveal trim detailing

- Radiant in-floor heating in the basement and bathrooms

- Detached oversized double garage with vaulted ceilings

- Daikin high-efficiency zoned HVAC system

- Integrated smart home controls - Lutron lighting, blinds, climate, security

- Professionally landscaped yard with smart irrigation and landscape lighting

Unbeatable Location - Ideally positioned on a quiet, tree-lined street, this home offers walkable or bikeable access to some of Calgary's most desirable amenities:

- Foothills Medical Centre & Arthur Child Cancer Centre

- Maria Montessori School (Pre-Grade 8)

- University of Calgary & University District

shops and dining  
â€¢ Off-leash dog park, Bow River pathways,  
and community tennis courts  
â€¢ Renowned tobogganing hill and  
family-friendly green spaces  
â€¢ Minutes to downtown Calgary

Built in 2022

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218039    |
| Price          | \$3,100,000 |
| Bedrooms       | 5           |
| Bathrooms      | 6.00        |
| Full Baths     | 4           |
| Half Baths     | 2           |
| Square Footage | 3,440       |
| Acres          | 0.15        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2923 14 Avenue Nw  |
| Subdivision | St Andrews Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2N 1N3            |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Fiber Optics Available, Natural Gas Connected, Sewer Connected, Water Connected                    |
| Parking Spaces | 2   |
| Parking        | 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, On Street |
| # of Garages   | 2   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Smart Home, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Stone Counters, Recreation Facilities |
| Appliances        | Bar Fridge, Built-In Oven, Built-In Refrigerator, Dryer, Microwave, Range Hood, Washer, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range, Double Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Appliances   |
| Heating           | Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas, Electric, ENERGY STAR Qualified Equipment, Humidity Control, Zoned   |
| Cooling           | Central Air, Full, ENERGY STAR Qualified Equipment  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Gas, Living Room, Blower Fan, Free Standing, Outside, See Remarks, Sealed Combustion, See Through, Wood Burning Stove   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Other, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Many Trees, Private, Rectangular Lot, Underground Sprinklers, Yard Lights |
| Roof              | Asphalt Shingle, Metal, Flat, Mixed   |
| Construction      | Brick, Cement Fiber Board, Metal Siding, Mixed, Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 5th, 2025 |
| Days on Market | 1             |
| Zoning         | R-CG          |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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