$1,190,000 - 3016 13 Avenue Sw, Calgary

MLS® #A2220967
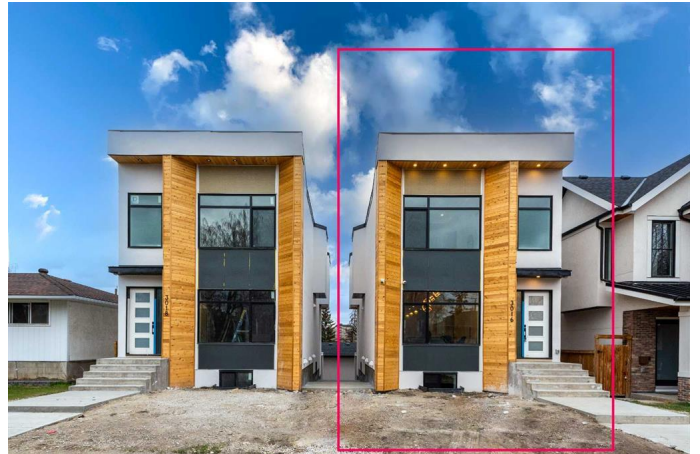
$1,190,000
4 Bedroom, 4.00 Bathroom, 2,030 sqft
Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

Welcome to this beautifully designed, newly built single-family home, ideally located just minutes from the vibrant heart of downtown Calgary. With a rare walk-out lot and a legal basement suite, this property offers the perfect combination of luxury, functionality, and prime location. As you step inside, you'll immediately notice the exquisite craftsmanship and thoughtful upgrades throughout. The open-concept main floor is bathed in natural light, thanks to expansive windows that highlight the sleek, modern design. The chef-inspired kitchen is a true standout, featuring custom cabinetry, high-end quartz countertops, top-of-the-line stainless steel appliances, and a large island thatâ€™s perfect for preparing meals and hosting guests. The living and dining areas flow seamlessly together, creating an inviting space for both relaxation and entertaining. With high ceilings, designer fixtures, and elegant flooring, every corner of this home exudes style and comfort. Upstairs, the spacious master suite serves as a private oasis, complete with a large walk-in closet and a spa-like ensuite bath featuring a freestanding tub, glass shower, and dual vanities. Two additional generously sized bedrooms and a full bathroom provide ample space for family members or guests. The fully finished basement suite is a legal, self-contained unit with its own private entrance, making it perfect for rental income or additional living space. The suite is bright and modern, with a full

kitchen, cozy living area, stylish bathroom, and separate laundry facilities, offering maximum privacy and convenience. Situated in one of Calgary's most desirable neighborhoods, this home provides easy access to trendy shops, renowned restaurants, public transit, and the scenic Bow River pathways. Whether seeking a family home with potential rental income or a sophisticated urban retreat, this property has it all. Don't miss your opportunity to own this exceptional home in an unbeatable location. Schedule a showing today and see for yourself what makes this property so special!

Built in 2024

Essential Information

MLS® #	A2220967
Price	$1,190,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,030
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3016 13 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C0V2

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Carport
# of Garages	2

Interior

Interior Features	Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Separate Entrance, Steam Room, Suspended Ceiling, Tankless Hot Water, Walk-In Closet(s), Wired for Data, Wired for Sound, Chandelier
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Electric Stove, Garage Control(s), Gas Cooktop, Humidifier, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked, ENERGY STAR Qualified Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas, In Floor Roughed-In
Cooling	Rough-In, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 13th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

| Listing Office | CIR Realty |