

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

MLS® #A2248623

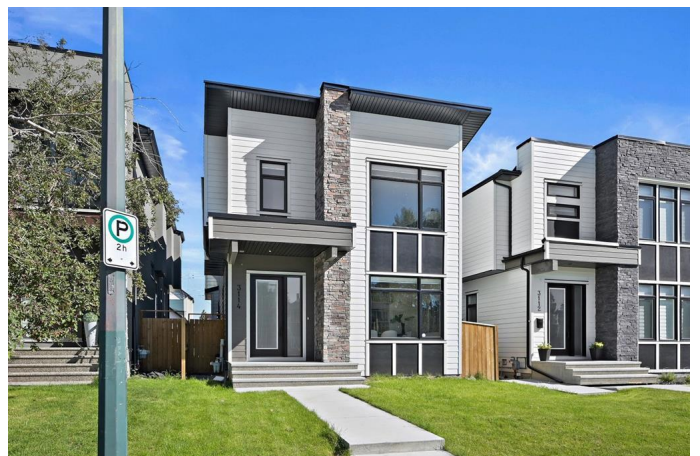
\$1,124,900

5 Bedroom, 4.00 Bathroom, 2,049 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

OPEN HOUSE SATURDAY Sept 13 , 2025
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	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Chandelier
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	26
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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