

\$1,190,000 - 3106 15 Avenue Sw, Calgary

MLS® #A2253237

\$1,190,000

4 Bedroom, 4.00 Bathroom, 1,863 sqft
Residential on 0.06 Acres

Shaganappi, Calgary, Alberta

I am pleased to present this exceptional inner-city home that's currently under construction. This property is located on a very quiet, mature, tree-lined cul-de-sac (no-thru street), just 10 minutes from downtown and walking distance to several amenities and restaurants along 17 Avenue. The main highlights feature an attached double garage with elongated driveway plus a legal basement suite. The builder has paid meticulous attention to every detail and boasts numerous high-end features, including triple-pane windows, an extra-thick (4") concrete foundation, stylish stucco and stone exterior, built-in air conditioning, zebra window coverings, R/O filter system for drinking water, water softener, a steam shower in the primary bedroom, two fireplaces including one in the upper bonus room which also features a soaring vaulted ceiling. Both the main and basement suites come with all appliances included. Additional features include 9' ceilings on the mainfloor, dovetail shaker cabinets/drawers, wired for CAT 6 ethernet, built-in speakers, composite decking on the large multi tiered wrap around deck, and an oversized, extra-height attached garage with side mount door opener, 8ft high door and built-in shelving. If you're seeking a unique, maintenance free, newly built inner-city gem, this property is a must-see. As it's still under construction, buyers have the opportunity to choose the final finishes and colors.



Daytime showings are preferred at this time.
Please contact your favorite Realtor to arrange a viewing of this beautiful inner-city infill and be sure to ask for the builders chosen samples of flooring, window coverings, appliances and paint.

Built in 2025

Essential Information

MLS® #	A2253237
Price	\$1,190,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,863
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3106 15 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0Y6

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized
# of Garages	2

Interior

Interior Features Closet Organizers, High Ceil Smoking Home, Open Floor Tub, Vinyl Windows, Walk-In

Appliances See Remarks

Heating Baseboard, Forced Air, Natu

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Electric, Family Room, Gas, I

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Private Entrance, Private Yar

Lot Description Back Yard, Interior Lot, La Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 8th, 2025

Days on Market 40

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.



Disclaimer: To be used only for the marketing of the subject property, in whole or in part, by the client, broker, or other parties directly connected to the marketing/sale process. May not be published, distributed or used for other purposes. Basic illustration of the proposed improvements. Interior layout. Precision accuracy is not guaranteed. Not appropriate for any kind of architectural consideration.

Client: Chris Richter

August 13, 2025

Job #: 066939