

# \$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 Ceiling, Smoking Home, Open Floor Plan, Tub, Stone Counters, Vinyl Windows

**Appliances** See Remarks

**Heating** Baseboard, Electric, Forced Air

**Cooling** Central Air

**Fireplace** Yes

**# of Fireplaces** 2

**Fireplaces** Electric, Family Room, Gas, Living Room

**Has Basement** Yes

**Basement** Finished, Full, Suite

**Exterior**

**Exterior Features** Private Entrance, Private Yard

**Lot Description** Back Yard, Interior Lot, Large Rectangular Lot

**Roof** Asphalt Shingle

**Construction** Stone, Stucco, Wood Frame

**Foundation** Poured Concrete

**Additional Information**

**Date Listed** September 8th, 2025

**Days on Market** 6

**Zoning** R-CG

**Listing Details**

**Listing Office** RE/MAX House of Real Estate

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