\$1,350,000 - 3112 13 Avenue Sw, Calgary

MLS® #A2262245

\$1,350,000

4 Bedroom, 4.00 Bathroom, 2,009 sqft Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

Welcome home. Crafted with pride and care, this residence was designed to showcase true elegance. No expense has been spared â€" every floor, room, and corner of this home serves a purpose, blending comfort and luxury in a way that is truly unlike any other.

This walkout design offers 4 bedrooms, 3.5 bathrooms, a private home office, and double patios â€" one extending far enough to enjoy sweeping views of Shaganappi Golf Course and the downtown skyline. Inside, thoughtful details abound: air conditioning, heated floors in the primary ensuite, a Wolf gas range, an oversized refrigerator, a custom hood-fan canopy, a waterfall island, 9-foot doors, and high-end finishes that flow seamlessly throughout.

Set in one of Calgary's most coveted inner-city communities, Shaganappi offers quick access to downtown, parks, schools, the C-Train, and the golf course just steps away.

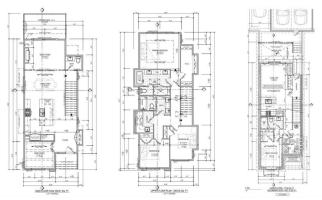
This home delivers comfort without sacrificing luxury â€" a space built with precision and pride. To truly understand its quality and design, you have to experience it in person.

Built in 2025

Essential Information

MLS® # A2262245







Price \$1,350,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,009

Acres 0.07

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 3112 13 Avenue Sw

Subdivision Shaganappi

City Calgary
County Calgary

Province Alberta

Postal Code T3C 0V2

Amenities

Parking Spaces 3

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity,

High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart

Home, Storage

Appliances Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air

Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood,

Washer, Wine Refrigerator, Convection Oven

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Back Lane, Front Yard, Landscaped, Low Maintenance Landscape,

Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 4th, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office Century 21 Bravo Realty

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