

\$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 — 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 — 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.

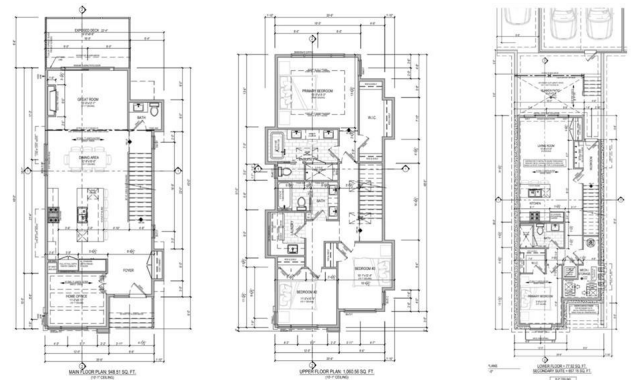
This home delivers comfort without sacrificing luxury — a space built with precision and pride. To truly understand its quality and design, you have to experience it in person.

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	9
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty
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