

# \$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.

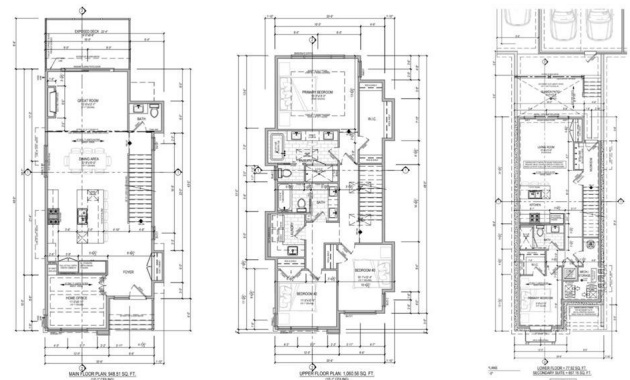
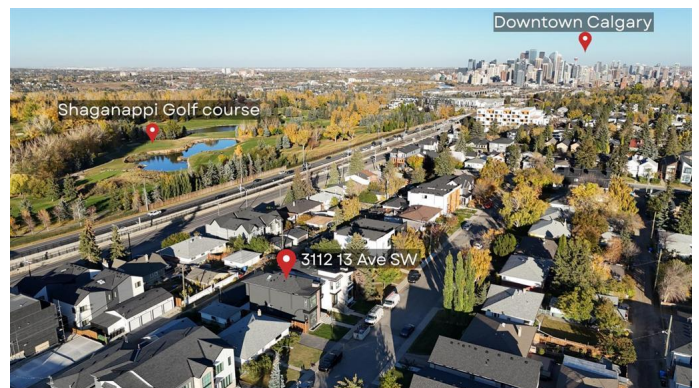
This home delivers comfort without sacrificing luxury — a space built with precision and pride. To truly understand its quality and design, you have to experience it in person.

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 | 15                |
| Zoning         | R-CG              |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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