

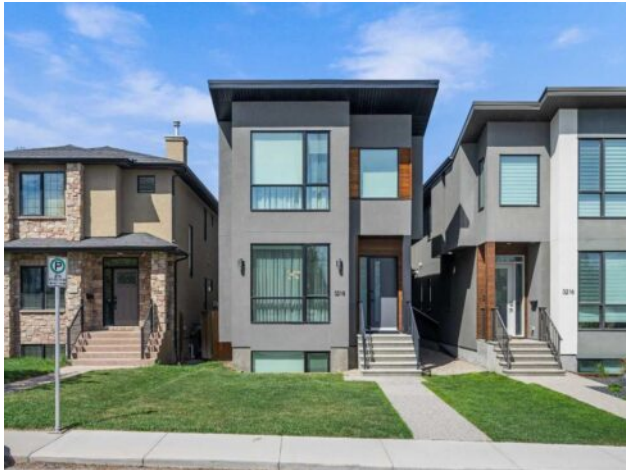


GRASSROOTS
REALTY GROUP

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3218 14 Avenue SW
Calgary, Alberta

MLS # A2311851



\$1,149,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,034 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Steam Room		
Inclusions:	no e		

Welcome to this exceptional custom-built modern infill in the heart of South Calgary. Thoughtfully designed with nearly 2,900 sq.ft. of developed living space, this residence blends timeless architecture, luxury finishes, and smart-home functionality. Soaring 10' ceilings on the main floor, 9' ceilings upstairs and in the basement, and full-height 8' doors create a bright, expansive feel throughout. The professionally curated interior features custom walnut millwork, artisan feature walls, designer lighting, heated basement and bathroom floors, and a spa-inspired primary ensuite featuring a relaxing steam shower — perfect for unwinding during Calgary's cold winter months. Built far above typical builder-grade standards, this home includes integrated LED architectural lighting, glass railings, skylight features, hardwired security system prewiring, four-zone in-ceiling speaker wiring, and extensive prewiring for future smart-home integration and motorized window coverings. The insulated heated garage includes a Level 2 EV charger for modern convenience. The fully developed basement showcases a stunning entertainment area with custom wet bar, media wall, and exceptional natural light. Outside, enjoy a quiet and private backyard ideal for relaxing or entertaining. Located just minutes from trendy restaurants, cafés, shopping plazas, library, Walmart, and everyday amenities, with the C-Train station literally less than 2 minutes away for effortless commuting. A rare opportunity to own a truly turnkey luxury residence in one of Calgary's most desirable inner-city communities.