



3020 15 Avenue SW
Calgary, Alberta

MLS # A2327829



\$585,000

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	956 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

| EXTENSIVELY RENOVATED | 3 Bed & 2.5 Bath | SEPARATE ENTRY | ILLEGAL BASEMENT SUITE | A rare opportunity to own a beautifully renovated half-duplex in the highly sought-after community of Shaganappi. Offering exceptional value and versatility, this impressive home features extensive upgrades throughout, along with a fully finished illegal basement suite—perfect for homeowners, investors, or multi-generational living. From the moment you arrive, you'll be captivated by the home's modern curb appeal, highlighted by crisp white siding complemented by warm cedar accents. Inside, the bright open-concept main floor showcases luxury vinyl plank flooring, updated lighting, new windows and doors, and a timeless neutral colour palette that creates an inviting and sophisticated atmosphere. The spacious living room is flooded with natural light from a large picture window and is anchored by a striking custom-tiled fireplace. Designed for both everyday living and entertaining, the stunning kitchen features full-height white cabinetry, quartz countertops, a classic subway tile backsplash, stainless steel appliances, matte black hardware, and a large centre island with ample seating. The adjoining dining area offers the perfect space for hosting family dinners or entertaining guests. Upstairs, you'll find a spacious primary bedroom complete with a walk-in closet, a generous second bedroom, a beautifully updated four-piece bathroom, and the added convenience of an upper-floor laundry closet equipped with a new washer and dryer. The fully finished illegal basement suite offers excellent flexibility and income potential. With its own separate side entrance, tall ceilings, spacious living and dining areas, abundant natural light, and a stylish kitchen, the lower level feels bright, open, and welcoming. A large bedroom, beautifully renovated bathroom,

and separate laundry complete this well-designed space, providing comfort and privacy for occupants. Step outside to enjoy the low-maintenance backyard, thoughtfully designed for outdoor living. An oversized deck provides plenty of room for summer barbecues, outdoor dining, and entertaining family and friends. The property also offers ample parking with a front driveway and additional street parking. Situated in the desirable community of Shaganappi, this home is just minutes from excellent schools, parks, playgrounds, pathways, shopping, restaurants, recreation facilities, public transit, and a quick commute to downtown. Combining stylish renovations, exceptional functionality, and outstanding investment potential, this is a home that truly stands out. Opportunities like this are rare—book your private showing today.