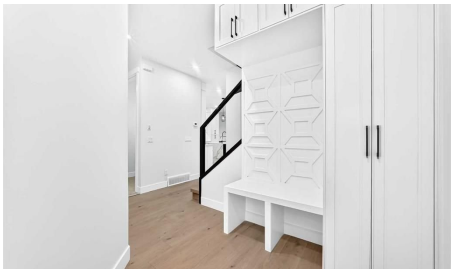
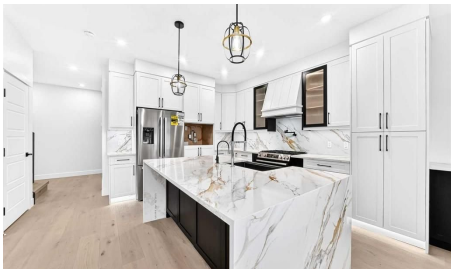
3106 15 Avenue SW

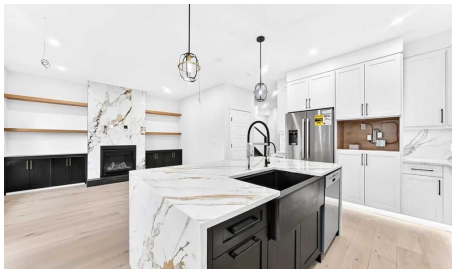
Calgary | Active | MLS® A2347568

$949,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2025**	**1,863.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Completed and ready for immediate possession! Welcome to this exceptional luxury residence in the heart of Shaganappi, offering the perfect blend of modern design, premium craftsmanship, and an unbeatable inner-city location. Situated on a quiet, mature tree-lined cul-de-sac with no through traffic, this stunning home is just minutes to downtown, steps from the LRT, Shaganappi Point Golf Course, 17th Avenue, and countless shops, restaurants, parks, and amenities.

Designed with both elegance and functionality in mind, this impressive home features an oversized attached double garage, elongated driveway, and a fully legal basement suite-providing incredible flexibility for extended family, guests, or mortgage-helping rental income.

The bright open-concept main floor showcases soaring 9-foot ceilings, triple-pane windows, premium dovetail shaker cabinetry, built-in speakers, CAT 6 wiring, and designer finishes throughout. The chef-inspired kitchen flows seamlessly into the spacious living and dining areas, creating the perfect space for entertaining and everyday living. Two fireplaces add warmth and character, while expansive windows flood the home with natural light.

Upstairs, the spectacular vaulted bonus room offers a unique secondary living space complete with its own fireplace. The luxurious primary retreat feels like a private spa, featuring a steam shower and thoughtfully designed finishes that elevate daily living.

No detail was overlooked, with premium upgrades including built-in air conditioning, zebra window coverings, reverse osmosis drinking water system, water softener, composite decking, stylish stucco and stone exterior, and a large wraparound outdoor living space designed for low-maintenance enjoyment.

The oversized extra-height attached garage is a rare inner-city feature, complete with an 8-foot overhead door, side-mount opener, built-in shelving, and ample room for vehicles, storage, and recreational gear.

Opportunities like this are rare in one of Calgary's most sought-after inner-city communities. Offering luxury finishes, a legal suite, attached garage, and an exceptional Shaganappi location, this move-in-ready home delivers outstanding value and lifestyle. Contact your favourite REALTOR® today to arrange your private showing.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347568
Bedrooms	4
Bathrooms	4

Year Built	2025
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,863.3 sq. ft.
Main Level Finished Area:	730.3 sq. ft.
Below Grade Finished Area:	641.7 sq. ft.
Lot Area:	2,658 sq. ft.
Lot Frontage:	28'5¾"
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)

Num Ensuite Baths:	1
Plan:	2511183
Heating:	Baseboard, Electric, Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Electric, Family Room, Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
City Quadrant:	Southwest
Community:	Shaganappi
Appliances:	See Remarks
Inclusions:	NA
Restrictions:	None Known

Main Floor	Entrance · 12'4" × 4'4" ·
Main Floor	Living Room · 13'6" × 9'5" ·
Main Floor	Kitchen With Eating Area · 11'7" × 11'2" ·
Main Floor	Dining Room · 9'2" × 7'9" ·
Main Floor	Mud Room · 7'6" × 5'4" ·
Upper Level	Bonus Room · 13'11" × 12'8" ·
Upper Level	Laundry · 5'4" × 3'1" ·
Upper Level	Bedroom - Primary · 15' × 12'8" ·
Upper Level	Walk-In Closet · 11' × 8'10" ·
Upper Level	Bedroom · 11'11" × 9'8" ·
Upper Level	Bedroom · 10'8" × 9' ·
Upper Level	Walk-In Closet · 4'8" × 4'3" ·
Basement	Kitchen · 11'3" × 9'6" ·
Basement	Family Room · 11'3" × 9'7" ·
Basement	Bedroom · 12'10" × 10'8" ·
Basement	Furnace/Utility Room · 14' × 3'10" ·
Basement	Storage · 9'6" × 3'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s), Wired for Data
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3106-15-avenue-sw-calgary-a2347568/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.