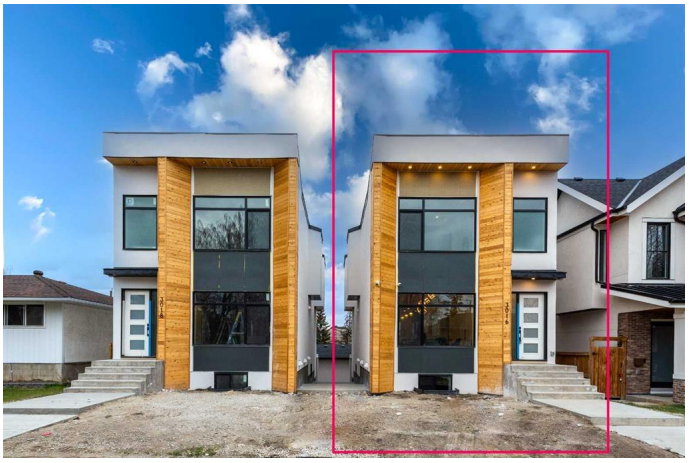
$1,249,000 - 3016 13 Avenue Sw, Calgary

MLS® #A2216106

$1,249,000
4 Bedroom, 4.00 Bathroom, 2,030 sqft
Residential on 0.07 Acres



Shaganappi, Calgary, Alberta

Welcome to this beautifully designed, newly built single-family home, ideally located just minutes from the vibrant heart of downtown Calgary. With a rare walk-out lot and a legal basement suite, this property offers the perfect combination of luxury, functionality, and prime location.

As you step inside, you'll immediately notice the exquisite craftsmanship and thoughtful upgrades throughout. The open-concept main floor is bathed in natural light, thanks to expansive windows that highlight the sleek, modern design. The chef-inspired kitchen is a true standout, featuring custom cabinetry, high-end quartz countertops, top-of-the-line stainless steel appliances, and a large island thatâ€™s perfect for preparing meals and hosting guests.

The living and dining areas flow seamlessly together, creating an inviting space for both relaxation and entertaining. With high ceilings, designer fixtures, and elegant flooring, every corner of this home exudes style and comfort.

Upstairs, the spacious master suite serves as a private oasis, complete with a large walk-in closet and a spa-like ensuite bath featuring a freestanding tub, glass shower, and dual vanities. Two additional generously sized bedrooms and a full bathroom provide ample space for family members or guests.

The fully finished basement suite is a legal, self-contained unit with its own private entrance, making it perfect for rental income or additional living space. The suite is bright and modern, with a full kitchen, cozy living area, stylish bathroom, and separate laundry facilities, offering maximum privacy and convenience.

Situated in one of Calgaryâ€™s most desirable neighborhoods, this home provides easy access to trendy shops, renowned restaurants, public transit, and the scenic Bow River pathways. Whether seeking a family home with potential rental income or a sophisticated urban retreat, this property has it all.

Donâ€™t miss your opportunity to own this exceptional home in an unbeatable location. Schedule a showing today and see for yourself what makes this property so special!

Built in 2025

Essential Information

MLS® #	A2216106
Price	$1,249,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,030
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3016 13 Avenue Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 0V2

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Stove, Garage Control(s), Gas Stove, Range Hood, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked
Heating	Natural Gas, High Efficiency
Cooling	Partial
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.