



3106 15 Avenue SW, Calgary, Alberta - \$1,190,000



Main Photo

Property Description

I am pleased to present this exceptional inner-city home that's currently under construction. This property is located on a very quiet, mature, tree-lined cul-de-sac (no-thru street), just 10 minutes from downtown



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and walking distance to several amenities and restaurants along 17 Avenue. The main highlights feature an attached double garage with elongated driveway plus a legal basement suite. The builder has paid meticulous attention to every detail and boasts numerous high-end features, including triple-pane windows, an extra-thick (4") concrete foundation, stylish stucco and stone exterior, built-in air conditioning, zebra window coverings, R/O filter system for drinking water, water softener, a steam shower in the primary bedroom, two fireplaces including one in the upper bonus room which also features a soaring vaulted ceiling. Both the main and basement suites come with all appliances included. Additional features include 9' ceilings on the mainfloor, dovetail shaker cabinets/drawers, wired for CAT 6 ethernet, built-in speakers, composite decking on the large multi tiered wrap around deck, and an oversized, extra-height attached garage with side mount door opener, 8ft high door and built-in shelving. If you're seeking a unique, maintenance free, newly built inner-city gem, this property is a must-see. As it's still under construction, buyers have the opportunity to choose the final finishes and colors.

Daytime showings are preferred at this time. Please contact your favorite Realtor to arrange a viewing of this beautiful inner-city infill and be sure to ask for the builders chosen samples of flooring, window coverings, appliances and paint.

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