

# \$2,750,000 - 1415 24 Street Sw, Calgary

MLS® #A2187580

**\$2,750,000**

4 Bedroom, 5.00 Bathroom, 3,516 sqft  
Residential on 0.11 Acres

Shaganappi, Calgary, Alberta

Welcome to 1415-24th Street SW, an architectural masterpiece in the heart of Shaganappi, where modern design, luxurious finishes, and impeccable craftsmanship redefine contemporary living. This newly built residence is designed for discerning homeowners, seamlessly blending elegance and functionality. It offers breathtaking city views, access to serene green spaces, and an unparalleled living experience. The professionally curated floor plan features a mix of modern and mid-century finishes, soaring ceilings, an open-concept layout, and expansive windows that flood the home with natural light. The kitchen is a showstopper, boasting an impressive 14-foot waterfall-edge quartz island, a chef-inspired premium appliance package including a Sub-Zero fridge/freezer, and a professional-grade Wolf range. The built-in Miele coffee station sets the perfect ambiance for casual gatherings and formal entertaining. Adjacent to the kitchen is a walk-in butler's pantry designed for effortless organization. The wine storage cabinet features accent lighting and a cooling system, adding a touch of sophistication. The family command center is a clever addition and can be utilized as a children's study, recipe library, or dedicated wine-tasting room. A double-sided marble surround fireplace enhances the main living area, and the executive home office offers a private space for productivity. Ascending the architectural floating staircase, you'll find an upper-level



loft and bonus room, ideal for relaxation. The primary suite is a luxurious sanctuary, featuring a private balcony overlooking green space, a designer walk-in closet, and a spa-inspired 5-piece ensuite with a freestanding soaker tub, heated flooring, and a double-sided fireplace. Two additional well-appointed bedrooms offer walk-in closets and ensuite access. The convenient upper-level laundry room simplifies everyday living. The reverse walkout lower level is designed for ultimate entertainment and functionality, featuring a spacious recreation room and media lounge, complete with a sleek wet bar that sets the stage for memorable gatherings. A generous fourth bedroom, an additional 4-pc bath, and a versatile flex space—perfect as a fifth bedroom, office, or fitness room—complete this level. The mudroom, located just off the attached garage, ensures seamless transitions from outdoor to indoor living. There are two garages providing ample parking and storage options: an attached 2-car heated garage with heated floors, and a detached oversized heated 1-car garage in the backyard. Outside, a private backyard oasis awaits, ideal for summer barbecues and alfresco dining. Backing onto picturesque green space, you'll have direct access to a pet-friendly area, community center, hockey rink, and leisure skating loop, creating a dynamic outdoor extension of your living space. With downtown Calgary just minutes away, urban conveniences are easily accessible while allowing you to enjoy the tranquility of a well-established community.

Built in 2025

### **Essential Information**

MLS® #	A2187580
Price	\$2,750,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,516
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1415 24 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1H9

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, See Remarks, Alley Access, Concrete Driveway, Garage Faces Rear, Single Garage Detached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Bar, Bookcases, Chandelier, No Animal Home, Natural Woodwork, Quartz Counters, Recessed Lighting, Separate Entrance, Tankless Hot Water, Wet Bar
Appliances	Dishwasher, Dryer, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Decorative, Double Sided, Family Room, Master Bedroom
Has Basement	Yes

Basement Finished, Full, Walk-Out

## Exterior

Exterior Features Balcony, BBQ gas line, Lighting, Private Entrance, Private Yard, Storage  
Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting, Views, Backs on to Park/Green Space, Interior Lot, Low Maintenance Landscape, No Neighbours Behind, Private, See Remarks, Yard Lights  
Roof Asphalt Shingle  
Construction Wood Frame, Composite Siding  
Foundation Poured Concrete

## Additional Information

Date Listed January 31st, 2025  
Days on Market 73  
Zoning R-CG

## Listing Details

Listing Office Real Broker

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.