

Shaganappi

**1415
24 Street SW**

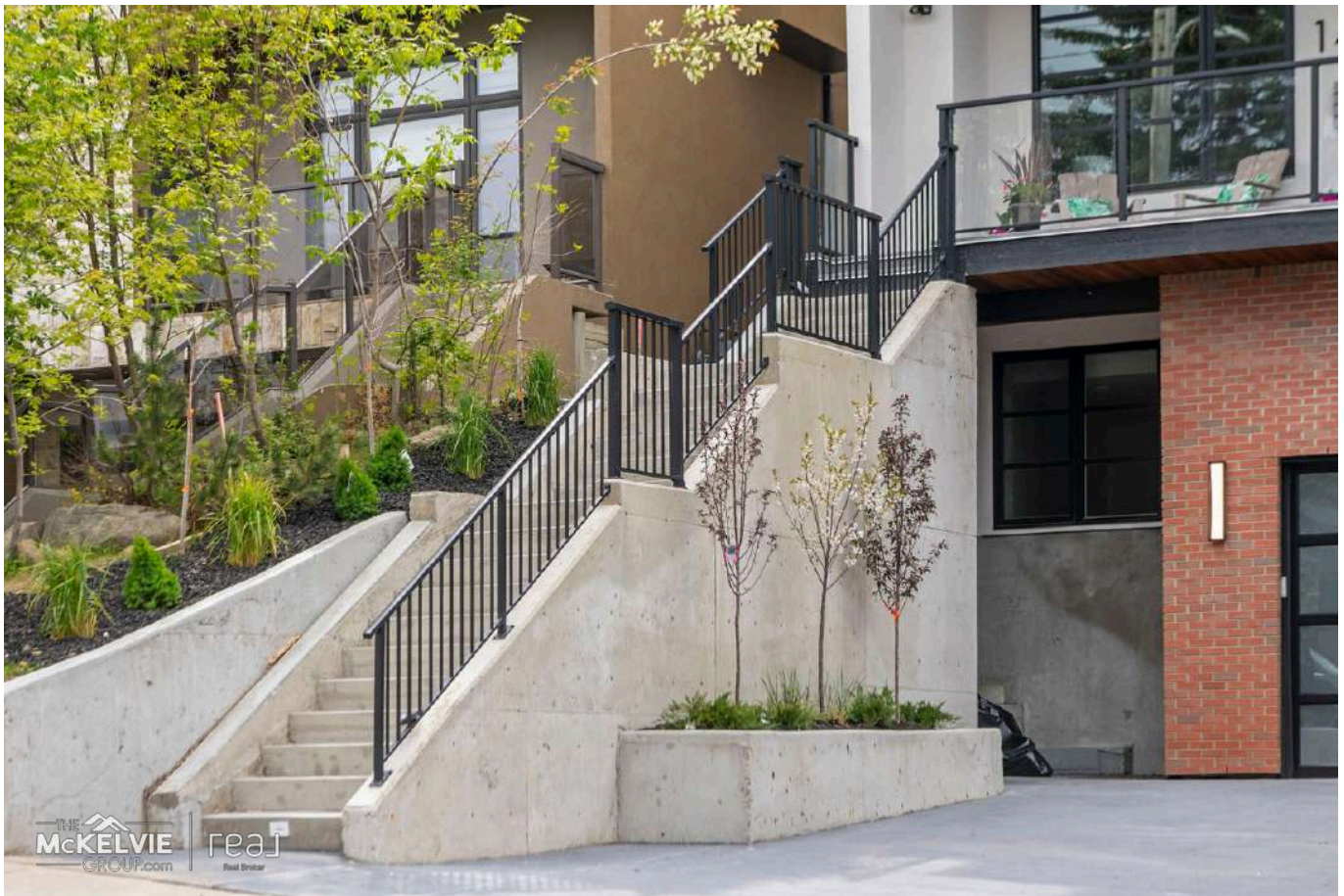


THE
McKELVIE
GROUP.com

real
Real Broker

Rick Easthope
403-999-1397

rick@themckelviigroup.com
www.themckelviigroup.com



1415 24 Street SW

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. Designed for the discerning homeowner, this newly built residence seamlessly blends elegance and functionality, offering breathtaking city views, serene green space access, and an unparalleled living experience. The professionally curated floor plan features a terrific blend of modern and mid-century finishing's, soaring ceilings, an open-concept layout, and expansive windows that flood the home with natural light.

The kitchen is the heartbeat of any home and this one is a showstopper, boasting an expansive 14' waterfall-edge quartz island, a chef-inspired premium appliance package including a Sub-Zero fridge/freezer, a professional-grade Wolf range. The built-in Miele coffee station compliments the perfect ambiance for both casual gatherings & formal entertaining. Adjacent to the kitchen is the walk-in butler's pantry, complete with a secondary pantry within it, ensuring effortless organization, and the wine storage with cooling system with accent lighting adds a refined touch to the entire main level. A clever addition to this level is the family command centre that can be utilized as a children's study, recipe library, or a dedicated wine tasting room! A double-sided marble surround fireplace enhances the main living area, while the executive home office offers a private retreat for productivity.

Ascending the architectural floating staircase, you're greeted by an upper-level loft and bonus room, ideal for relaxation. The primary suite is a sanctuary of luxury, featuring a private balcony overlooking lush 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, while a convenient upper-level laundry room simplifies everyday living.

The reverse walkout lower level is designed for ultimate entertainment and functionality and features a spacious recreation room and media lounge, complete with a sleek wet bar, sets the stage for memorable gatherings. A generous fourth bedroom, an additional 4-piece bath, and a versatile flex space—perfect as a fifth bedroom, office, or fitness room—complete this level.

The custom-built mudroom, located just off the heated double attached garage, ensures seamless transitions from outdoor to indoor living. Outside, the private backyard oasis awaits and is ideal for summer barbecues and Alfresco dining.

Backing onto a picturesque green space, this home offers direct access to a pet-friendly area, a community centre, a hockey rink, and a leisure skating loop, creating a dynamic outdoor extension of your living space. With downtown Calgary just minutes away, urban conveniences are within easy reach while still allowing you to enjoy the tranquility of a well-established community.



Property Details

Offered At: \$2,590,000

Possession: Negotiable

Size: 3,515.62 Sq. Ft.

Property Taxes (2024): \$3,560

Flooring: Ceramic Tile, Hardwood, Marble

Heating: Forced Air, Natural Gas

Fireplaces: 2/Gas, Double Sided - Family Room, Primary Bedroom

Kitchen:

Featuring an expansive 14' waterfall-edge quartz island, a premium appliance package including a Sub-Zero fridge/freezer, a professional-grade Wolf range & built-in Miele coffee station. There is a walk-in butler's pantry with beverage cooler, complete with a secondary pantry, and a wine storage with cooling system.

Laundry: Laundry room - Upper Level

Parking: Heated double attached garage & a single detached garage.

Goods Included:

Dishwasher, Dryer, Refrigerator, Washer, Countertop Gas Stove, Built-In Miele Coffee Maker, Hood Fan, Built-In Wall Oven, Built-In Speed Oven, Beverage Cooler in Butlers Pantry, Beverage Cooler (Lower Level), Garage Door Opener x2, Garage Door Remote x4.

Features:

Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Community Feature:

Offers direct access to a pet-friendly area, a community centre, a hockey rink, and a leisure skating loop. With downtown Calgary just minutes away, urban conveniences are within easy reach while still allowing you to enjoy the tranquility of a well-established community.

Lot Features:

Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Interior Lot, No Neighbours Behind, Landscaped, Street Lighting, Yard Lights, Private, Views.

Property Details

ROOM MEASUREMENTS & FLOOR AREA

Main Building

MAIN FLOOR

2pc Bath: 4'11" x 6'8"
Buttler's Pantry: 10'11" x 10'3"
Dining: 18'4" x 16'
Kitchen: 17'10" x 19'2"
Living: 18'4" x 20'8"
Office: 10'10" x 14'10"
Office: 10'11" x 8'11"
Pantry: 11' x 4'4"

2ND FLOOR

4pc Bath: 8'3" x 4'9"
4pc Ensuite: 8'3" x 5'
5pc Ensuite: 14'1" x 10'1"
Bedroom: 12'10" x 12'11"
Bedroom: 12'11" x 12'11"
Bonus Room: 15'11" x 19'1"
Laundry: 10'10" x 7'5"
Primary: 15'11" x 21'11"
Wic: 12'9" x 8'2"

BASEMENT

4pc Bath: 11' x 4'11"
Bedroom: 11' x 17'11"
Den: 8'2" x 11'10"
Garage: 19'3" x 21'10"
Mudroom: 8'1" x 9'9"

Room Measurements

Rec Room: 16'8" x 29'
Utility: 11' x 8'7"

Detached Garage

DETACHED GARAGE

Garage: 14' x 21'5"

Main Building

MAIN FLOOR

Interior Area: 1678.25 sq ft
Excluded Area: 1.86 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1776.89 sq ft

2ND FLOOR

Interior Area: 1637.75 sq ft
Excluded Area: 44.55 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1738.73 sq ft

BASEMENT (Below Grade)

Interior Area: 1042.48 sq ft
Excluded Area: 601.18 sq ft
Perimeter Wall Thickness: 6.5 in
Exterior Area: 1134.71 sq ft
Finished Area: 1118.06 sq ft

Detached Garage

DETACHED GARAGE

All space is excluded

Total Above Grade Floor Area, Main Building

Interior Area: 3316.00 sq ft
Excluded Area: 46.41 sq ft

Floor Area Information

Exterior Area: 3515.62 sq ft

Total Area (Above & Below Grade), Main Building

Interior Area: 4358.47 sq ft
Finished Area (Below Grade): 1118.06 sq ft
Excluded Area: 647.60 sq ft
Exterior Area: 4650.34 sq ft

Total Above Grade Floor Area, Detached Garage

Excluded Area: 299.08 sq ft

Total Area (Above & Below Grade), Detached Garage

Excluded Area: 299.08 sq ft

THE FLOOR PLAN

**1415 24 STREET SW
MAIN FLOOR**



MAIN FLOOR:

**EXTERIOR AREA:
1776.89 SQ. FT.**

**INTERIOR AREA:
1678.25 SQ. FT.**

**EXCLUDED AREA:
1.86 SQ. FT.**

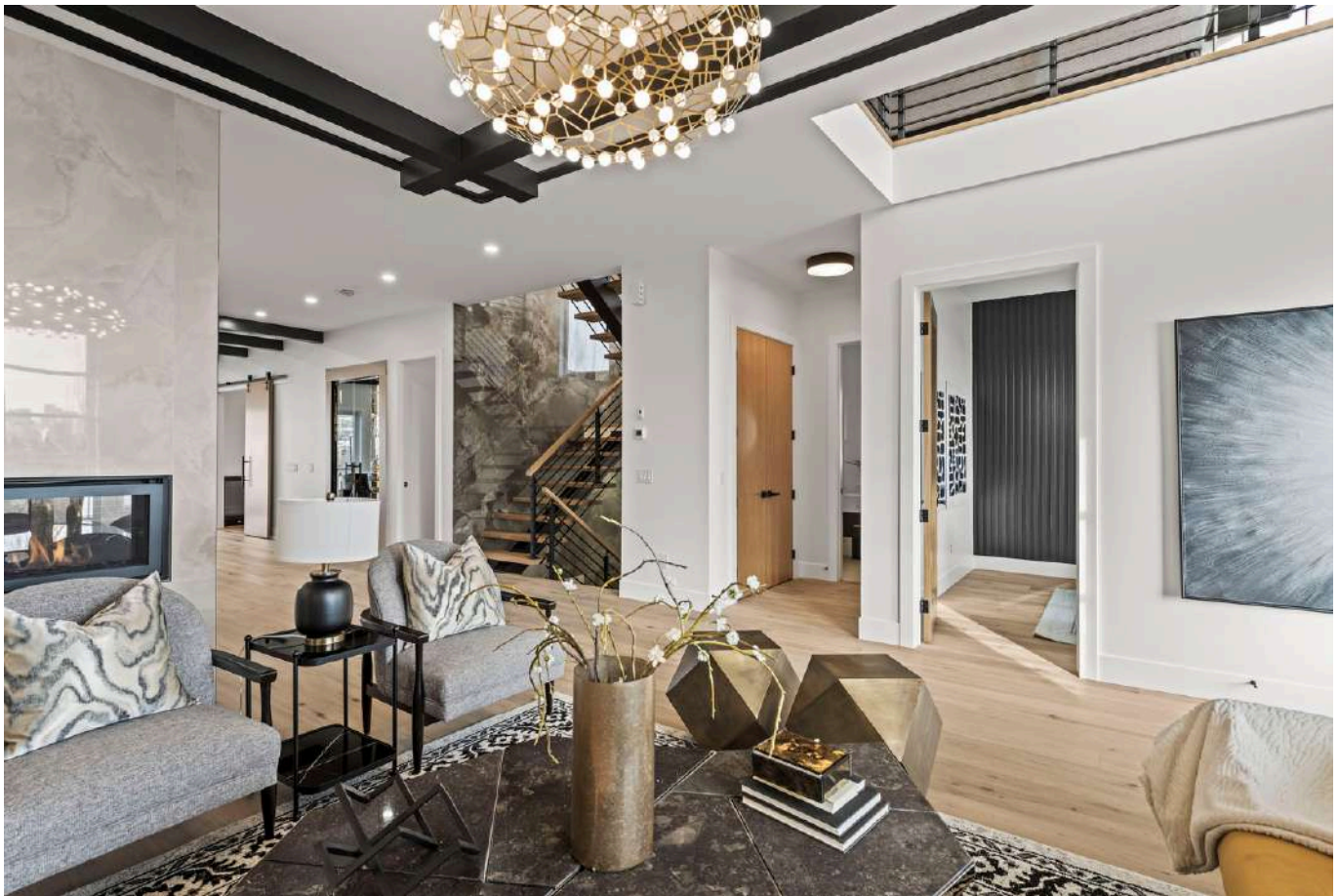


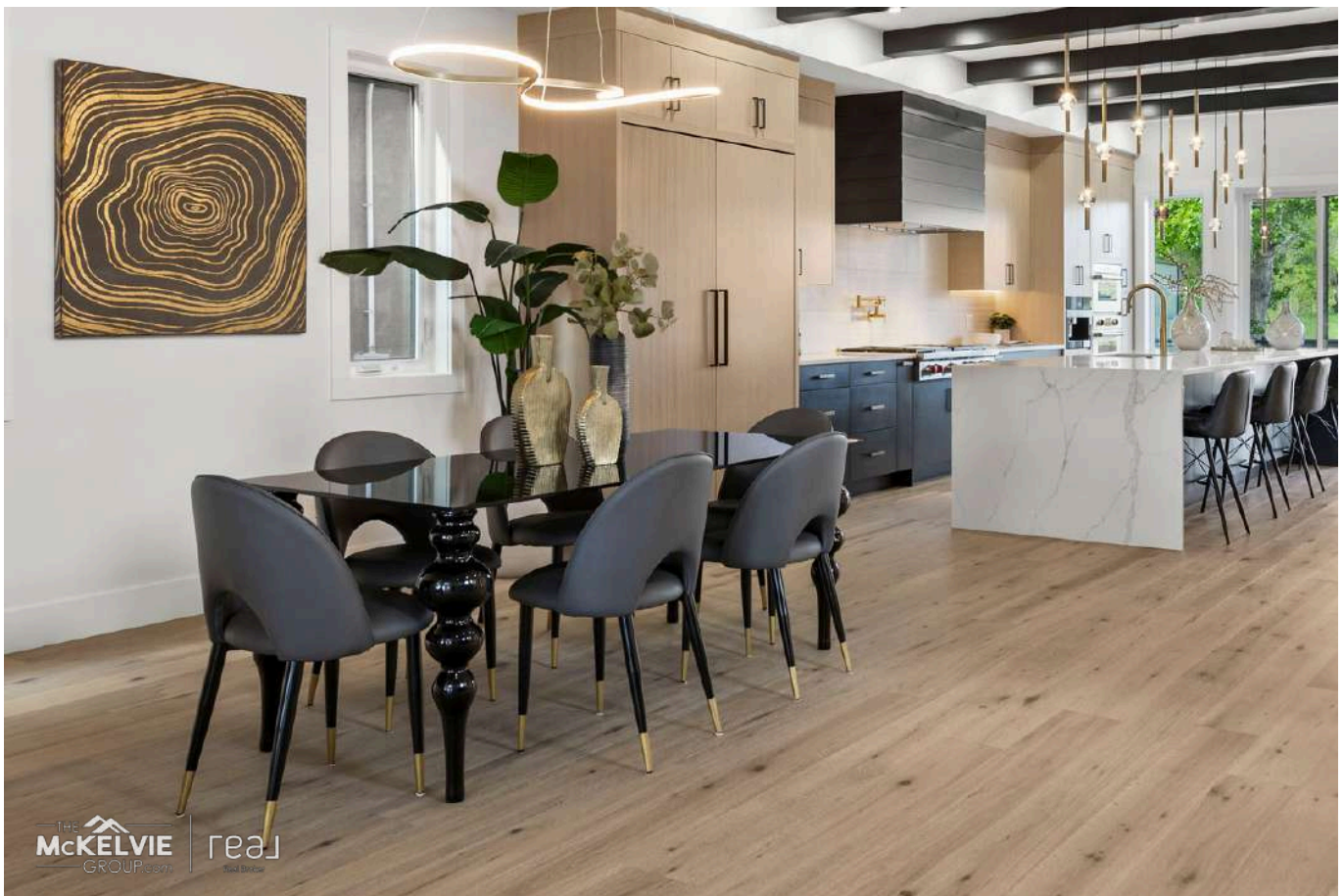


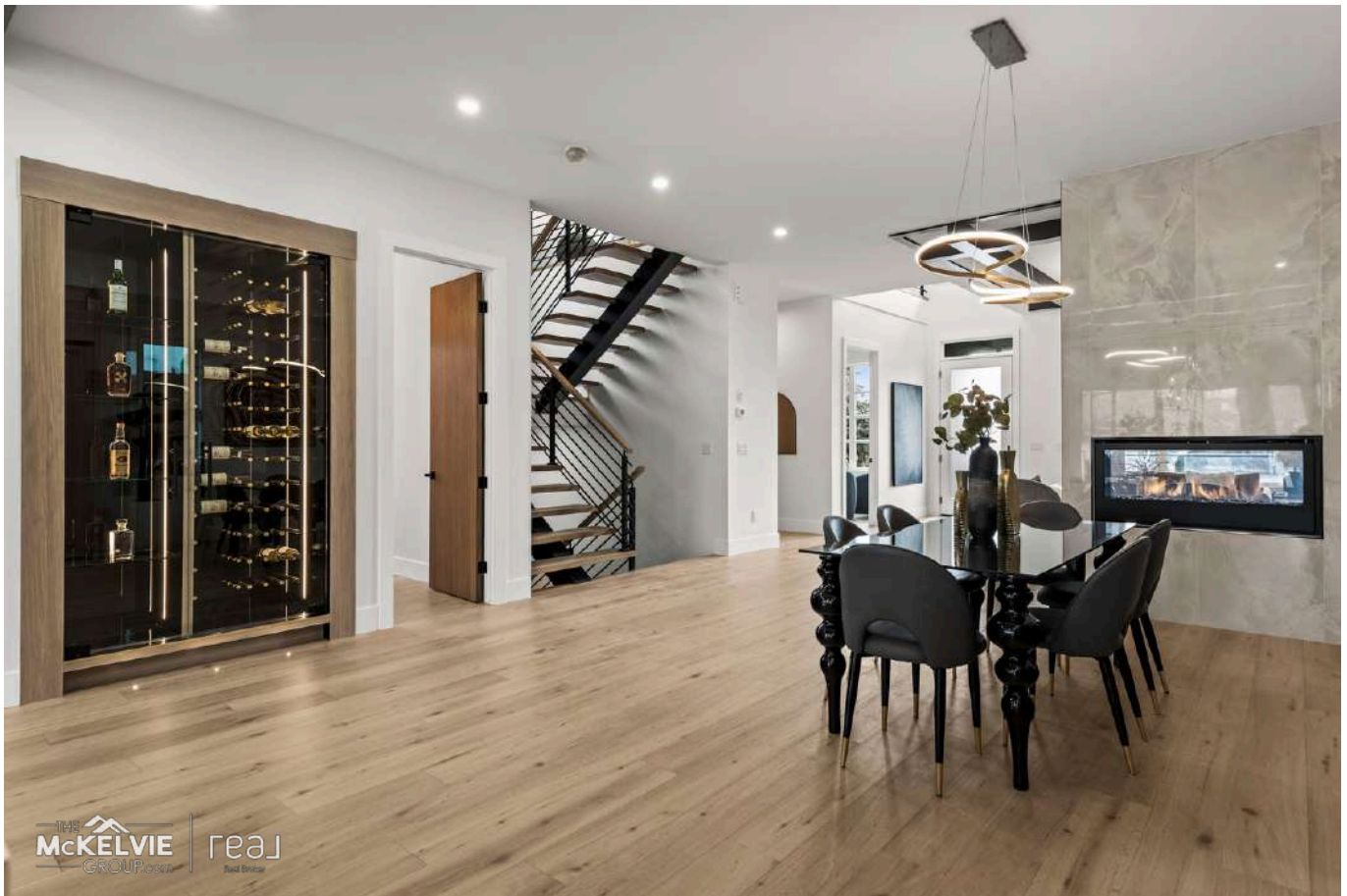








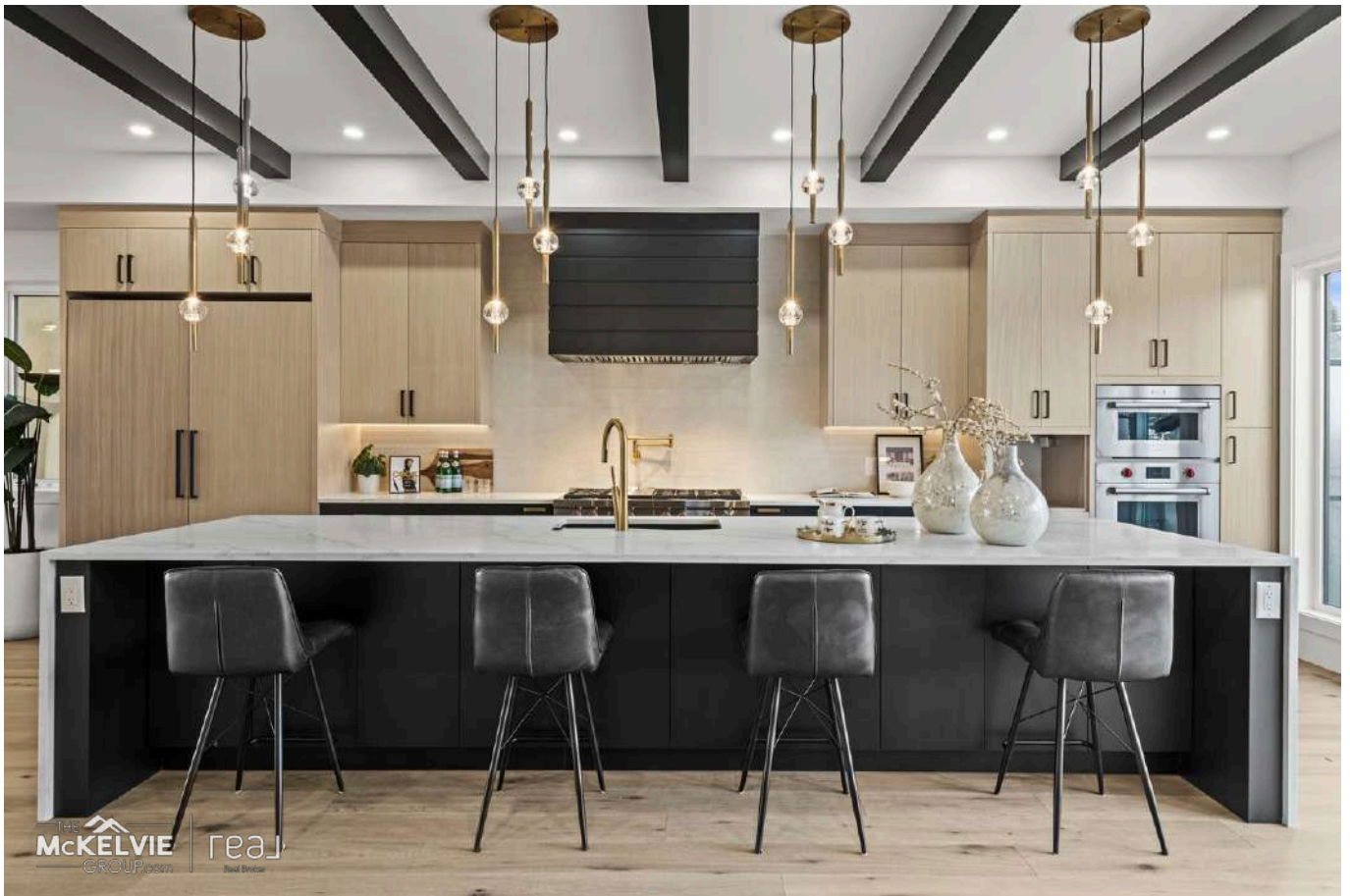




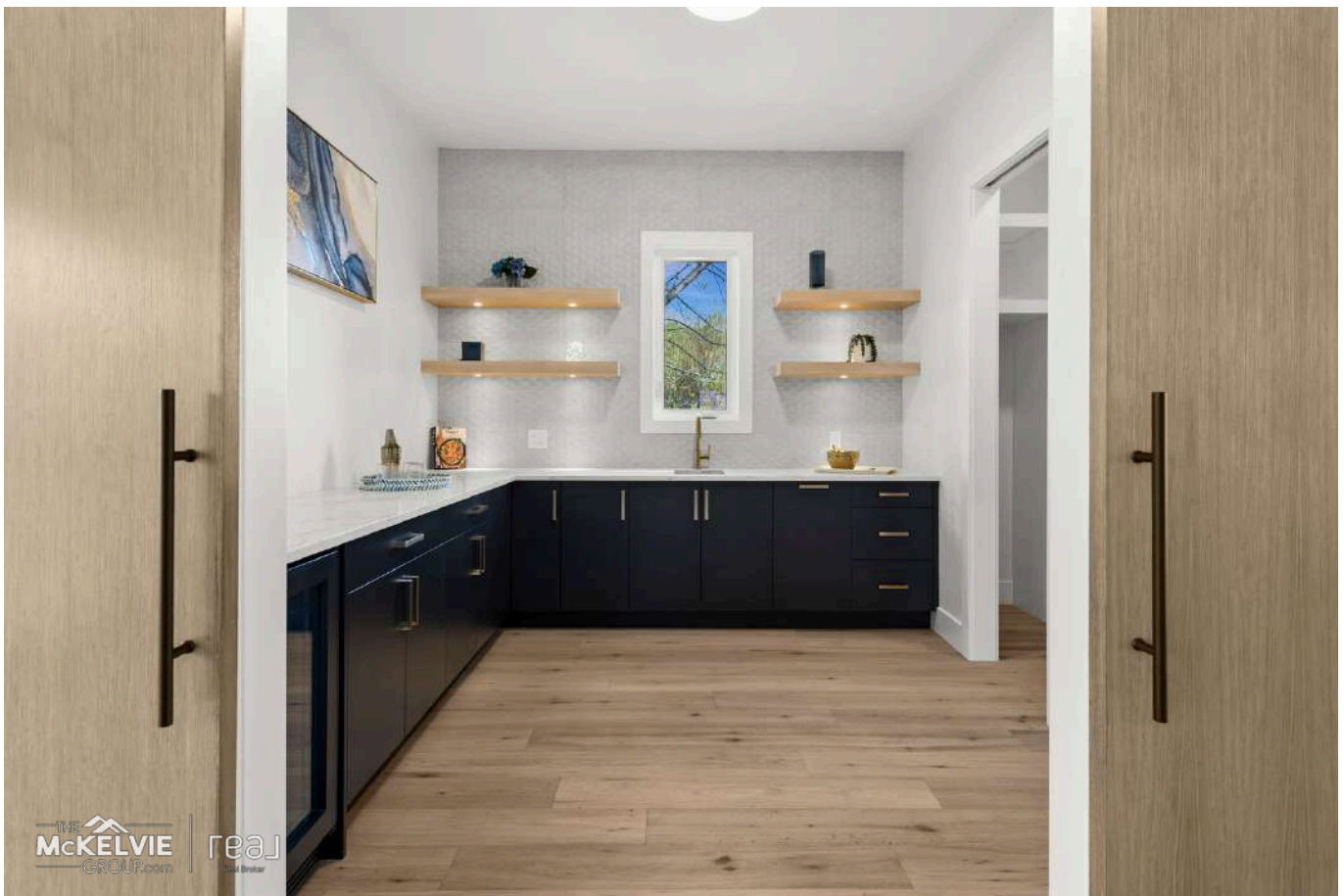
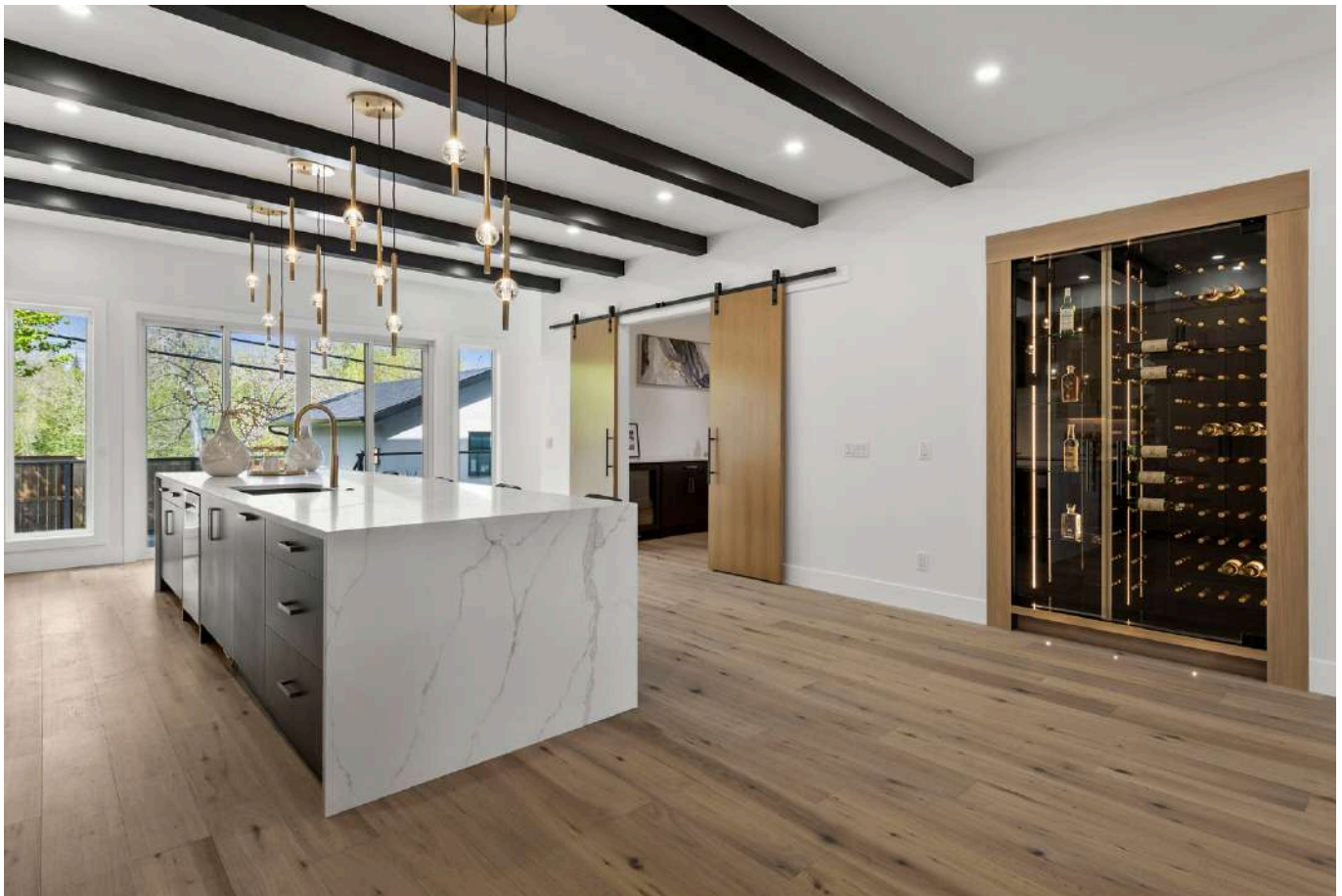




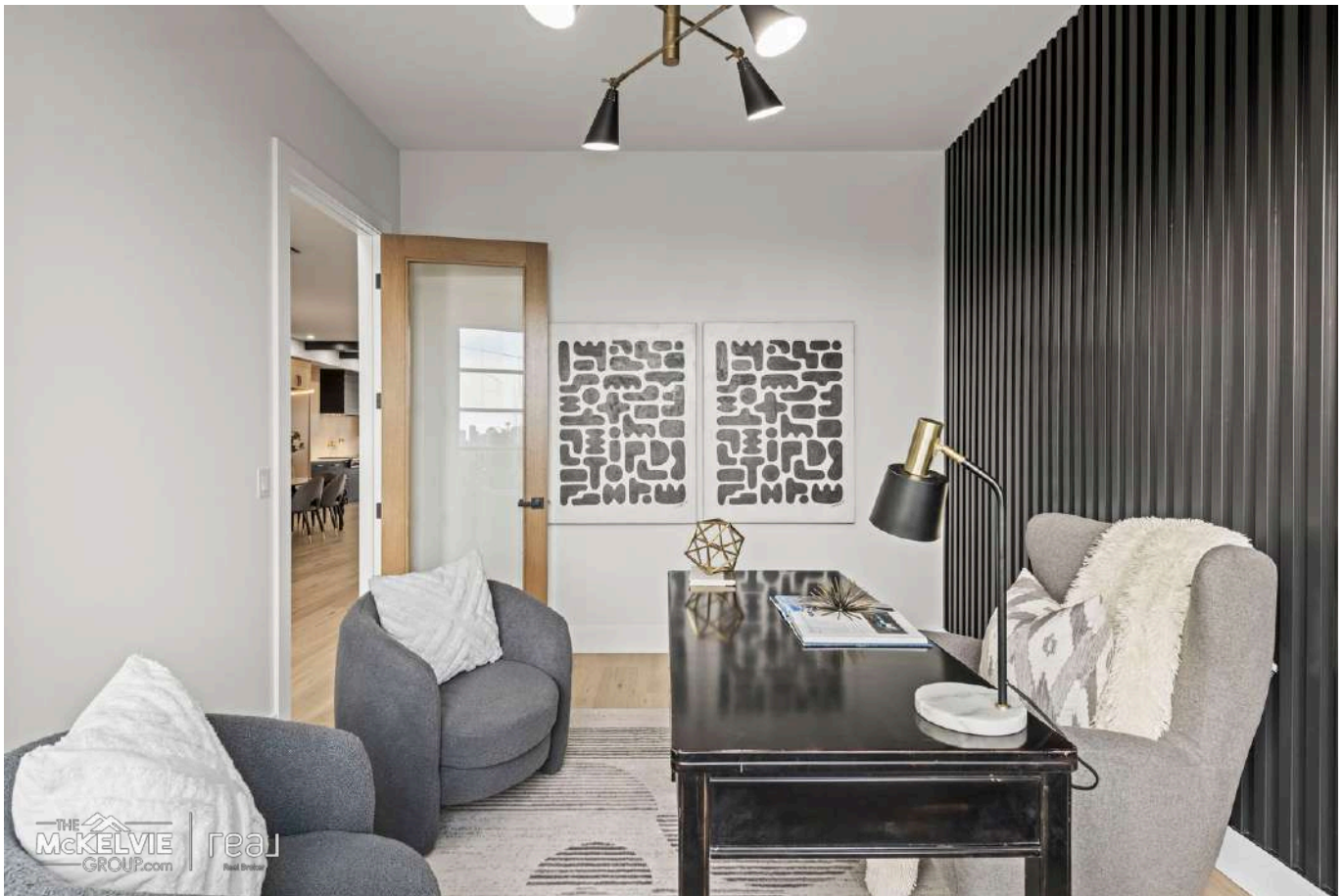


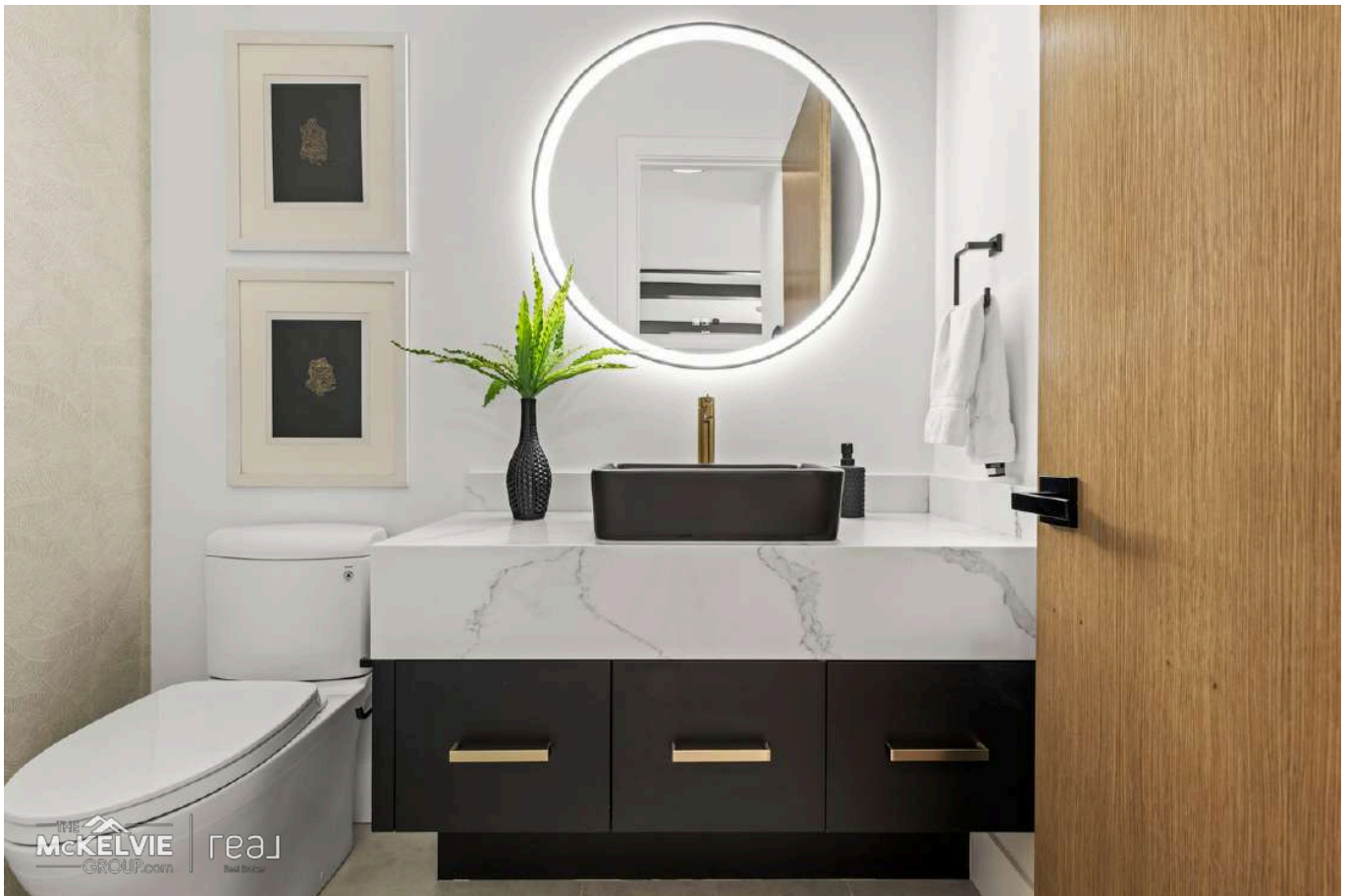












THE FLOOR PLAN

1415 24 STREET SW
SECOND FLOOR

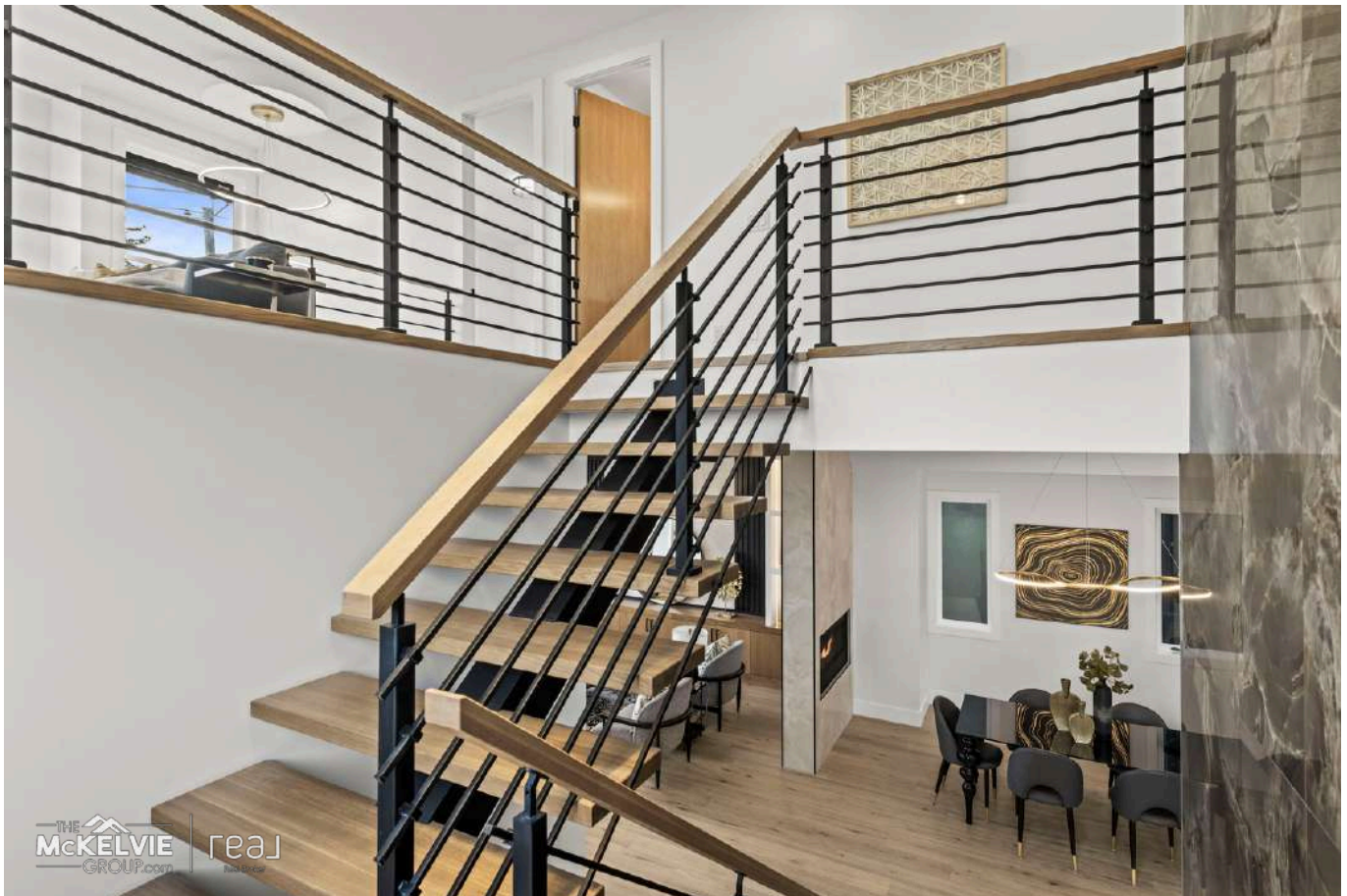
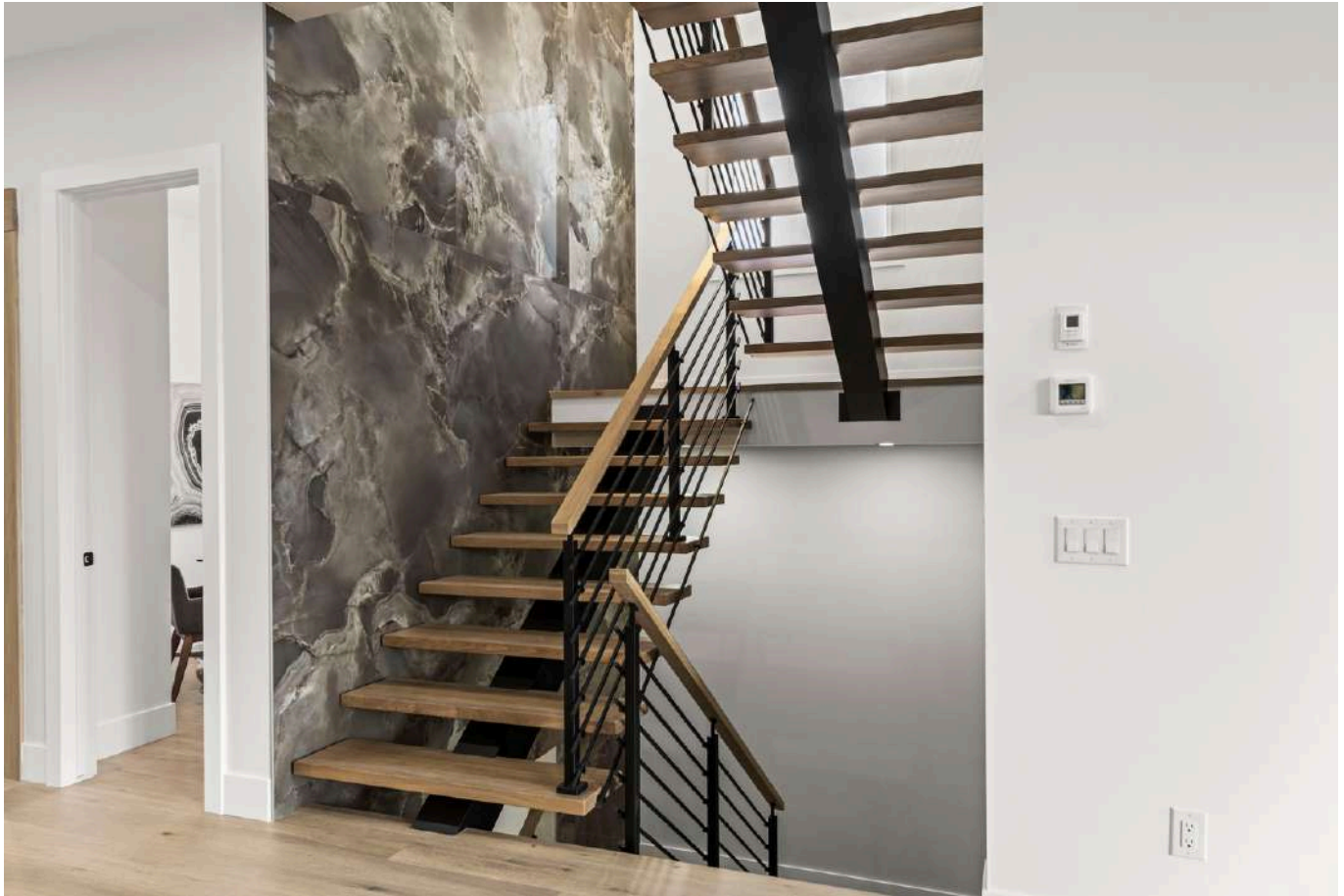


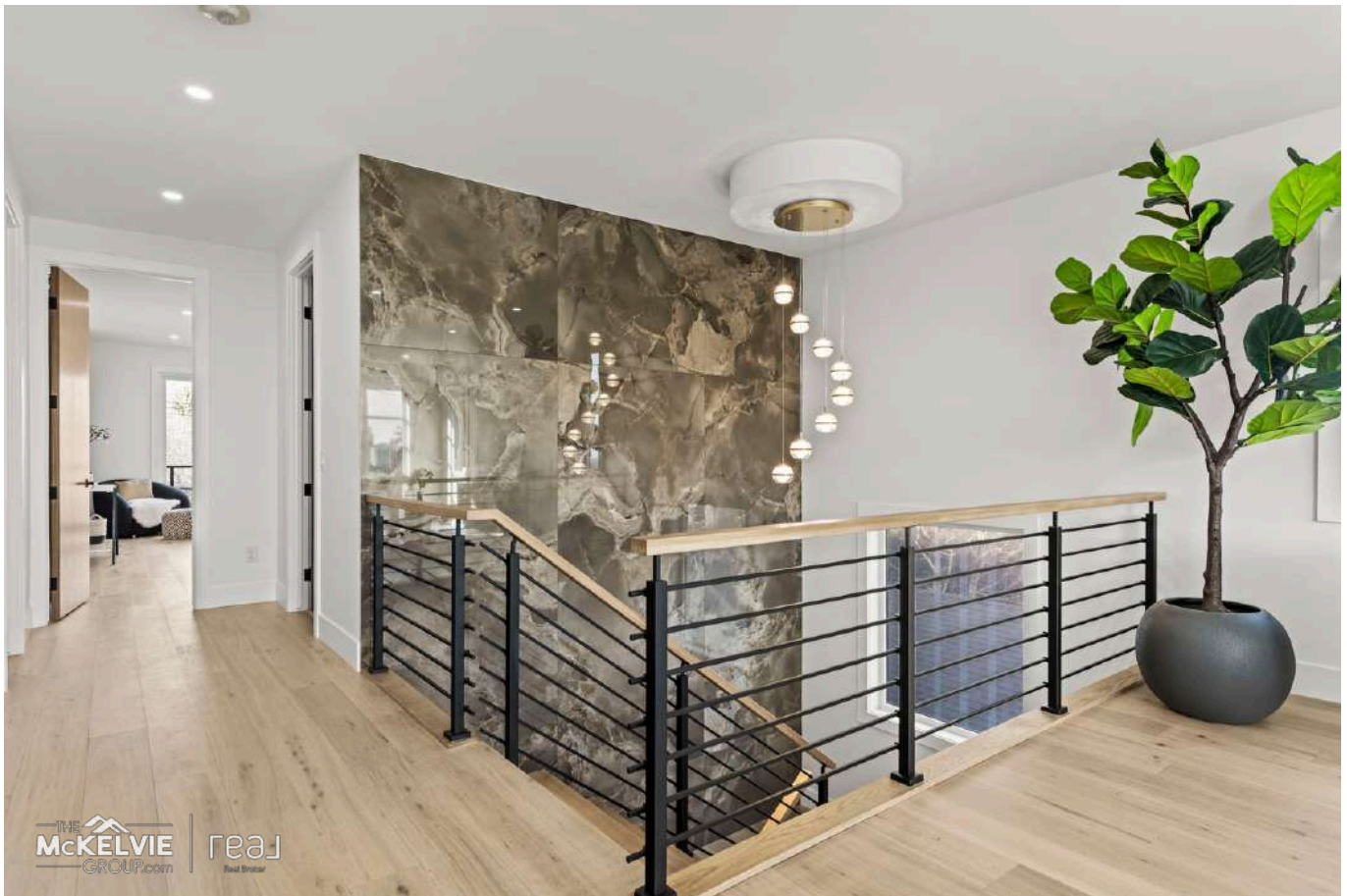
SECOND FLOOR:

EXTERIOR AREA:
1738.73 SQ. FT.

INTERIOR AREA:
1637.75 SQ. FT.

EXCLUDED AREA:
44.55 SQ. FT.





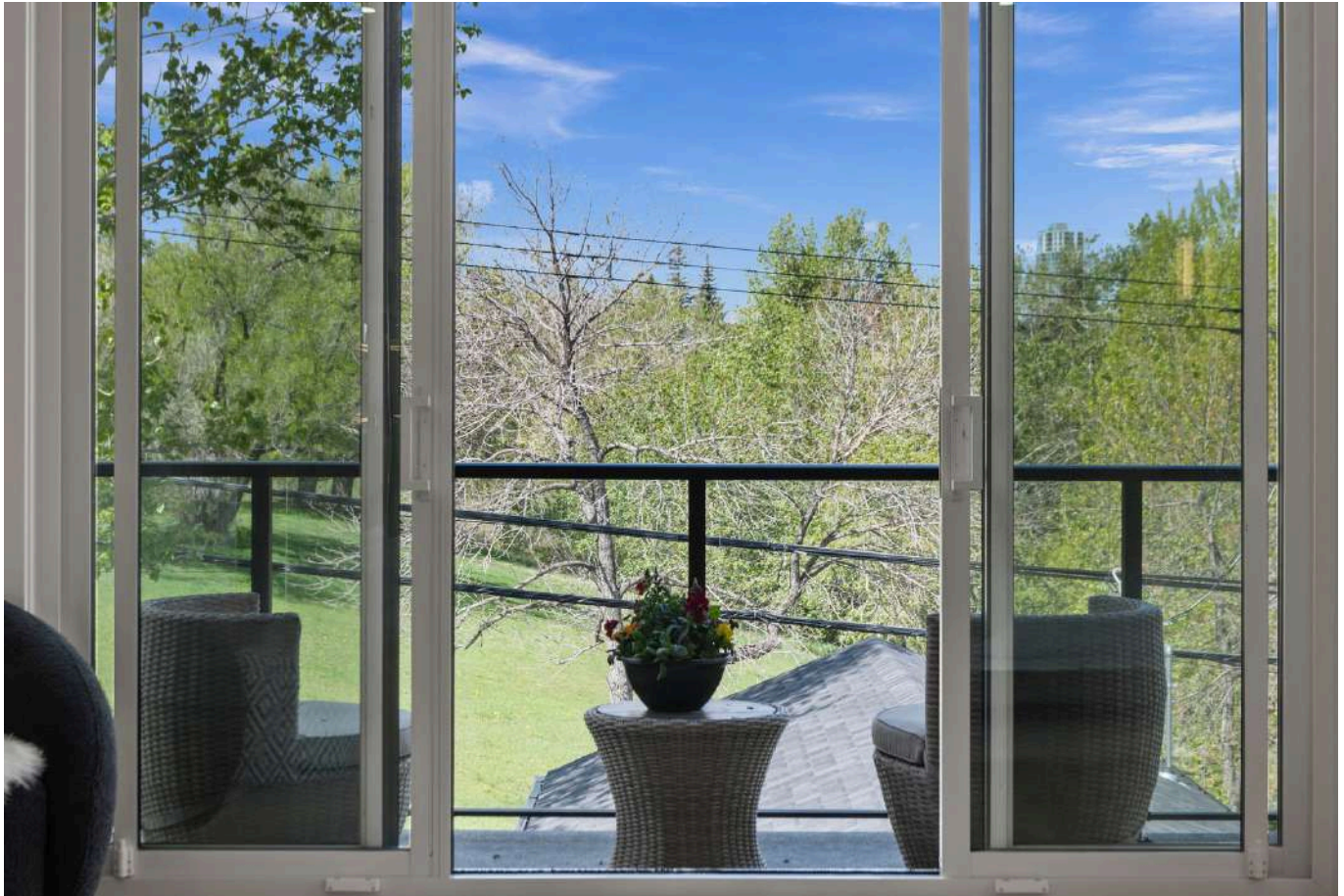




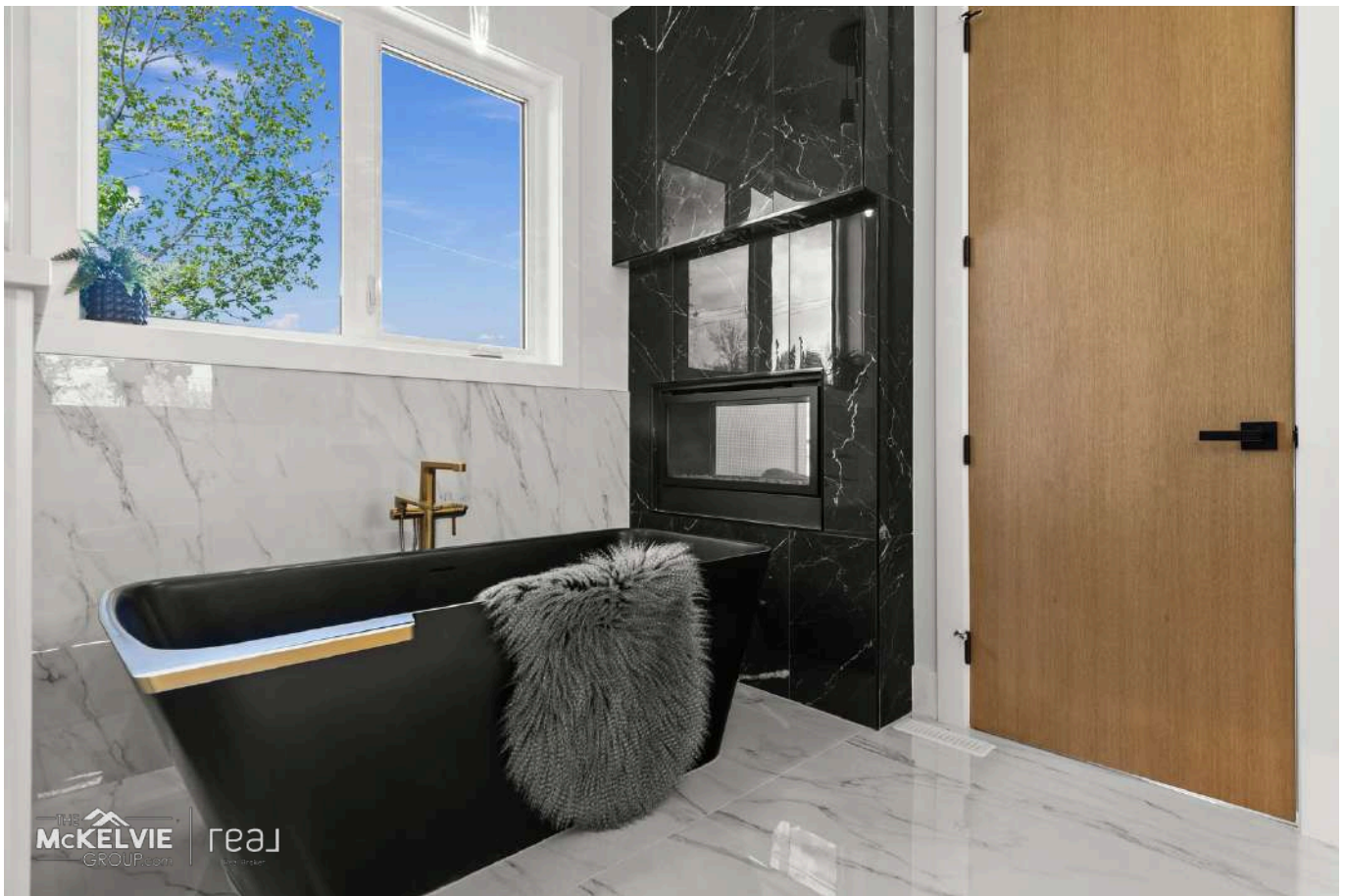




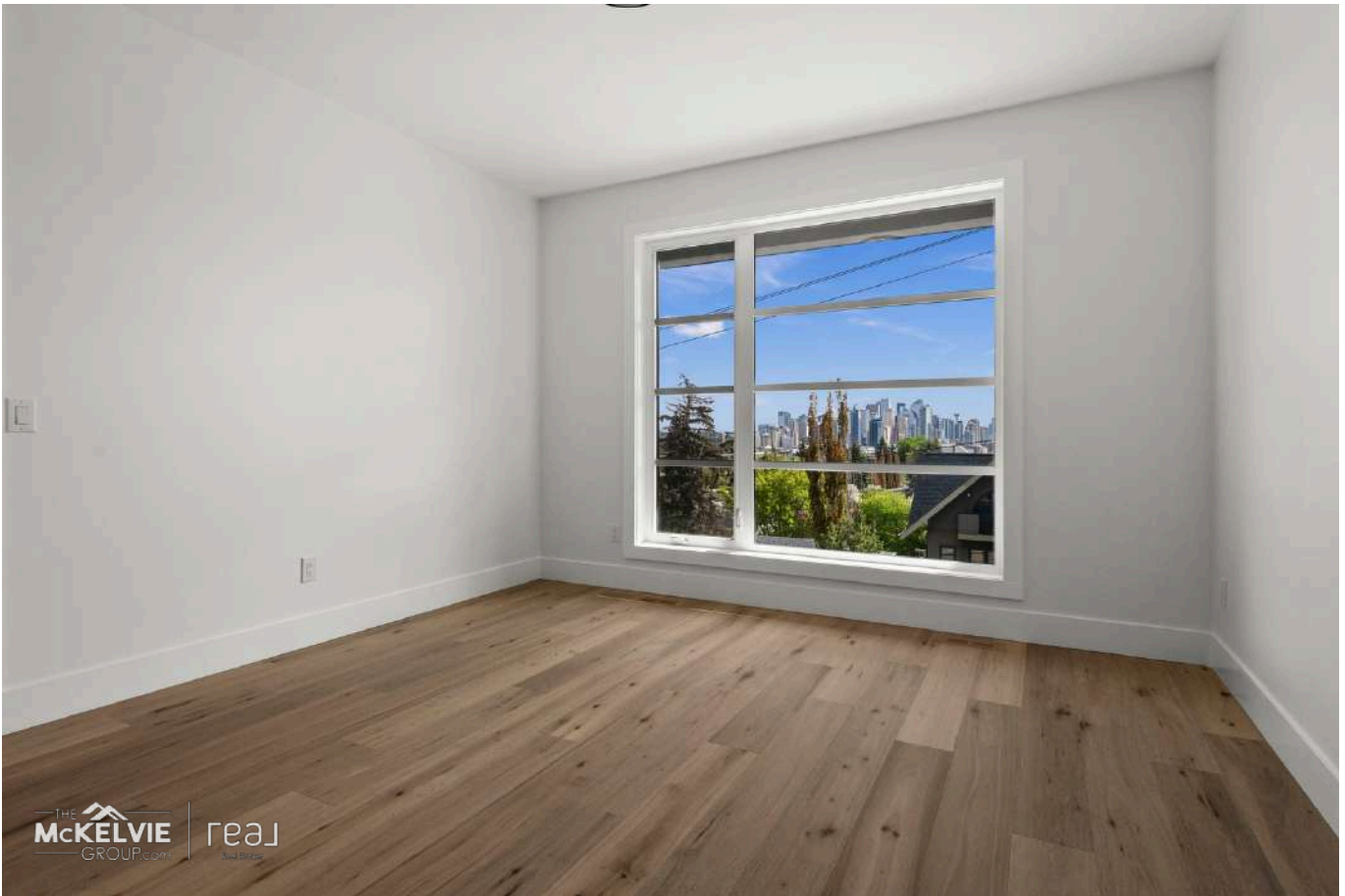


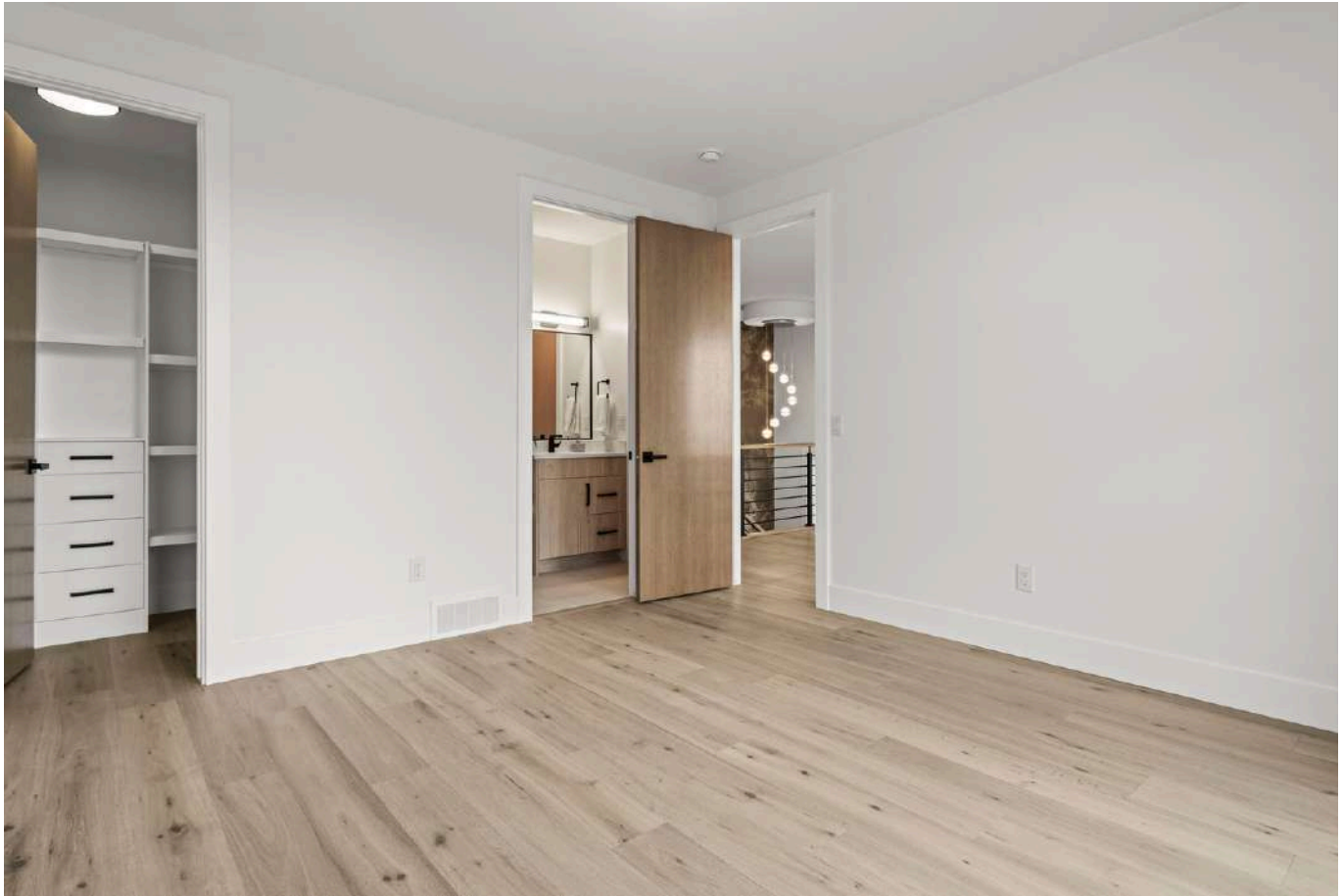


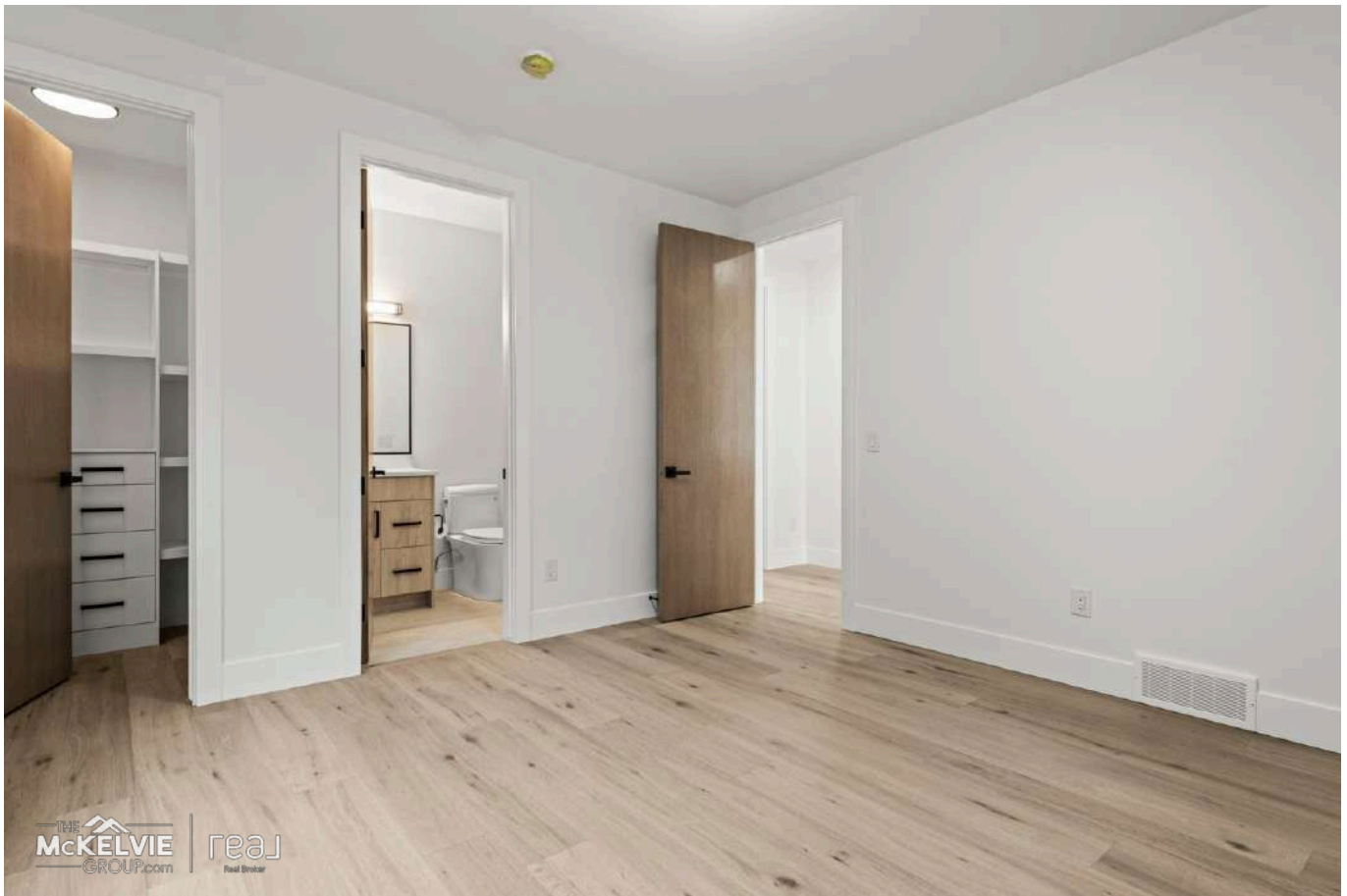














THE FLOOR PLAN

1415 24 STREET SW
BASEMENT



BASEMENT (BELOW GRADE):

EXTERIOR AREA:
1134.71 SQ. FT.

INTERIOR AREA:
1042.48 SQ. FT.

EXCLUDED AREA:
601.18 SQ. FT.







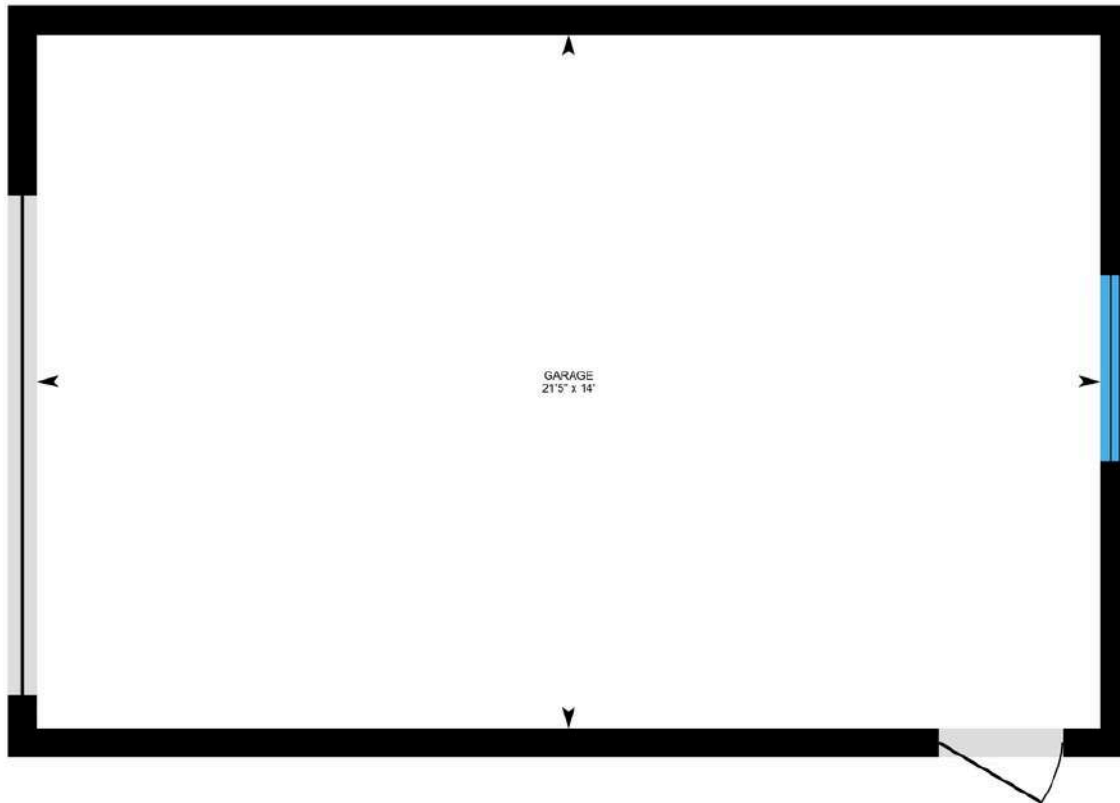






THE FLOOR PLAN

1415 24 STREET SW
DETACHED GARAGE

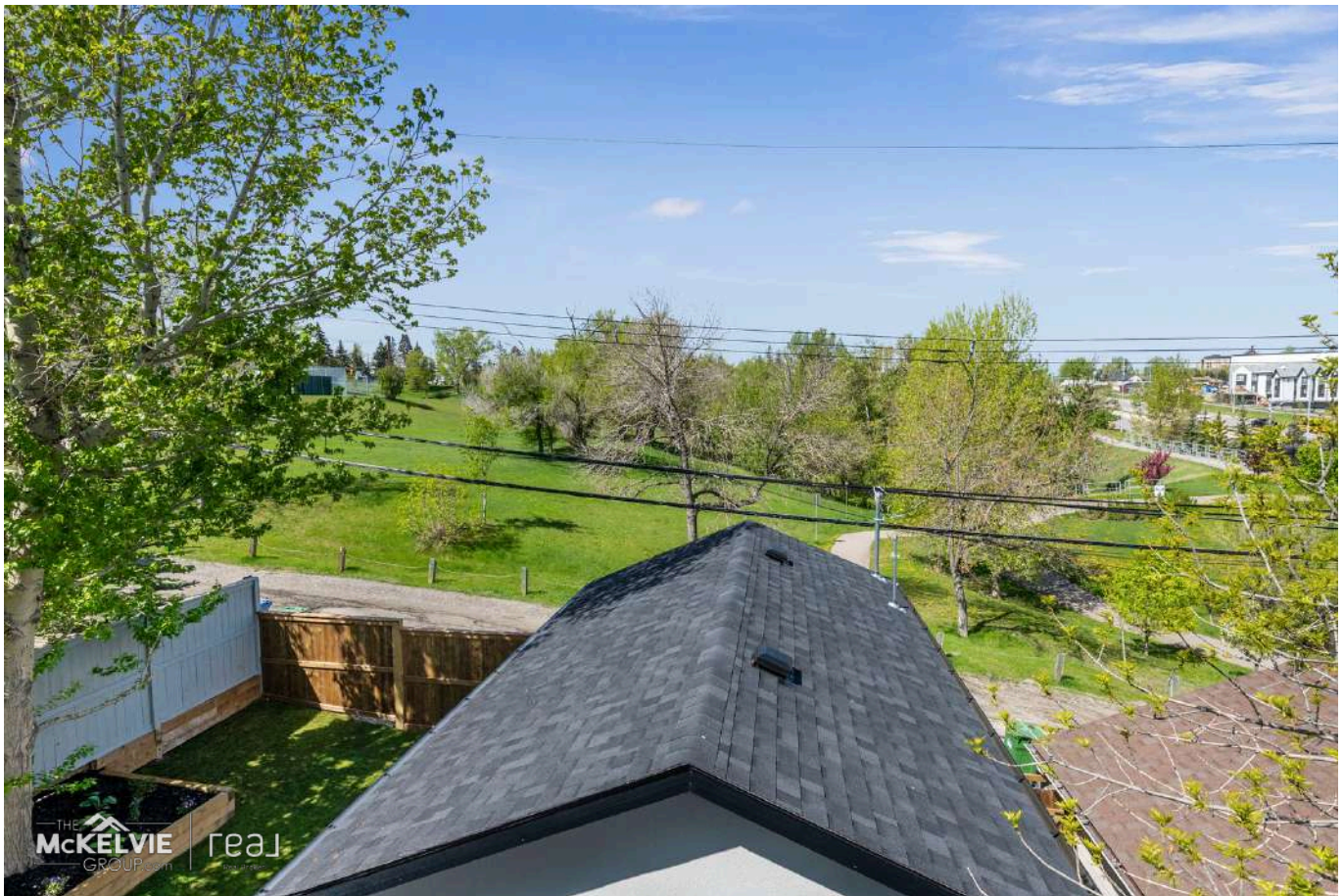


GARAGE:

EXCLUDED AREA:
299.08 SQ. FT.





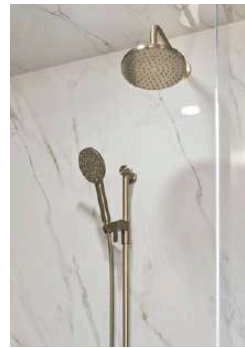






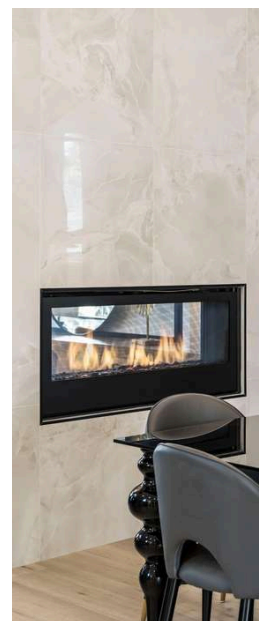
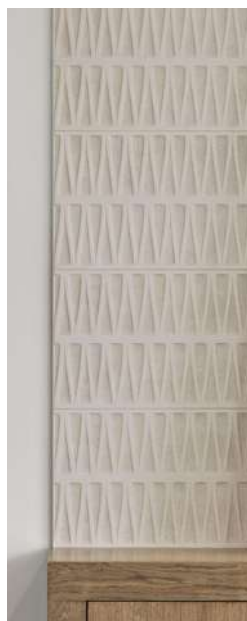






1415 24 Street SW

SPECS & FINISHES



1415 24 Street SW

KITCHEN APPLIANCE SPECS:



Wolf Rangetop - 48" Sealed Burner Rangetop - 6 Burners and Infrared Griddle



FEATURES:

- Maintain control with six dual-stacked burners that go from 20,000 Btu down to a mere breath of flame.
- Simmer and melt sauces, soups, and marinades easily with the lower tier of the dual-stacked burner
- Match other Sub-Zero, Wolf, and Cove products with heavy-gauge stainless steel and signature red infinite control knobs.
- Additional 15,000 Btu infrared griddle.
- Cleanup is a snap as sealed, seamless burner pans contain splashes and spills.
- Move pots and pans effortlessly across the continuous cast-iron grates.
- Reignites flame automatically with spark ignition system.



PRECISE DUAL-STACKED SEALED BURNERS

Maximum heat is delivered by the upper tier burner for more rapid boils and hotter sears. The low flame on the lower tier burner eliminates the need for a double boiler completely, and keeps even delicate sauces warm without fear of scorching or separating.



WHY TO GO WITH A GRIDDLE

Perfect pancakes, sizzling fajitas, stir-fried vegetables, all brought to you via our 15,000 Btu infrared griddle. Thermostatically controlled, the griddle is a model of maintaining a consistent temperature.



SPARK IGNITION SYSTEM FOR EACH BURNER

Ensure safer cooking as each burner has a sensor to detect if a flame has gone out. If so, it automatically re-ignites, maintaining temperature control.



RIGOROUS TESTING

Built with premium-grade materials, Wolf products are designed to last a minimum of 20 years. Major components are subjected to extreme stress tests prior to going into the final design, and every major function is tested before shipping.



WORRY-FREE WARRANTY

Wolf offers an industry-leading full two-year warranty on appliances, along with a limited five-year warranty.



1415 24 Street SW

KITCHEN APPLIANCE SPECS:



Wolf Wall Oven - 30" M Series Professional Built-In Single Oven

FEATURES:

- Advanced Dual VertiFlow™ convection system.
- A variety of modes - Convection Roast, Proof & Dehydrate.
- Gourmet feature that automatically adjusts cook times and temperatures.
- Handles multiple dishes simultaneously with our largest capacity oven (13 percent larger).
- Insert a temperature probe to tell you exactly when it is done—and in Gourmet Mode, it will alert you the moment the dish is ready.
- Innovative, interactive color touchscreen controls.
- Choose knobs in iconic red, black, brushed stainless, brushed brass, or brushed gray.
- Integrates beautifully into surrounding cabinetry with flush installation.
- Excellent visibility via three bright halogen lights and large, triplepanel-glass door windows.
- Master your technique with tips and recipes from the Mastering the M Series Oven guide

Wolf Wall Oven - 30" M Series Professional Speed Oven

FEATURES:

- Combines microwave, convection, and broil technologies to provide all-in one oven versatility.
- Provides more cooking power than a traditional microwave with the help of convection and broil.
- Assures predictably delicious results with 10 microwave power levels, convenient quick-start modes, and an intuitive Gourmet mode.
- 1.6 cubic feet, stainless-steel interior.
- Micro Bake & Micro Roast modes reduce preheat times.
- Frees up counter space with efficient drop-down door design.
- Coordinates with other Wolf built-in ovens and appliances with various handle and trim options.
- Master your technique with tips and recipes from the Mastering the Speed Oven guide.

1415 24 Street SW

KITCHEN APPLIANCE SPECS:



Miele Coffee System - 24" CVA 7440
PureLine Built-in Coffee System

FEATURES

- WifiConn@ct - Monitor from your mobile device.
- Cup Sensor - automatically positions dispenser.
- 24 + coffee and tea drinks.



Faber Ventilation - 48" Inca Pro Plus | Pro Range Hood Liner

The Inca Pro Plus is an all-in-one pro range hood liner. Designed for custom cabinets, it delivers the perfect mix of powerful performance, unique design and exceptional functionality.



1415 24 Street SW

KITCHEN APPLIANCE SPECS:



Sub-Zero Refrigeration - 30" Designer Column Refrigerator with Internal Dispenser

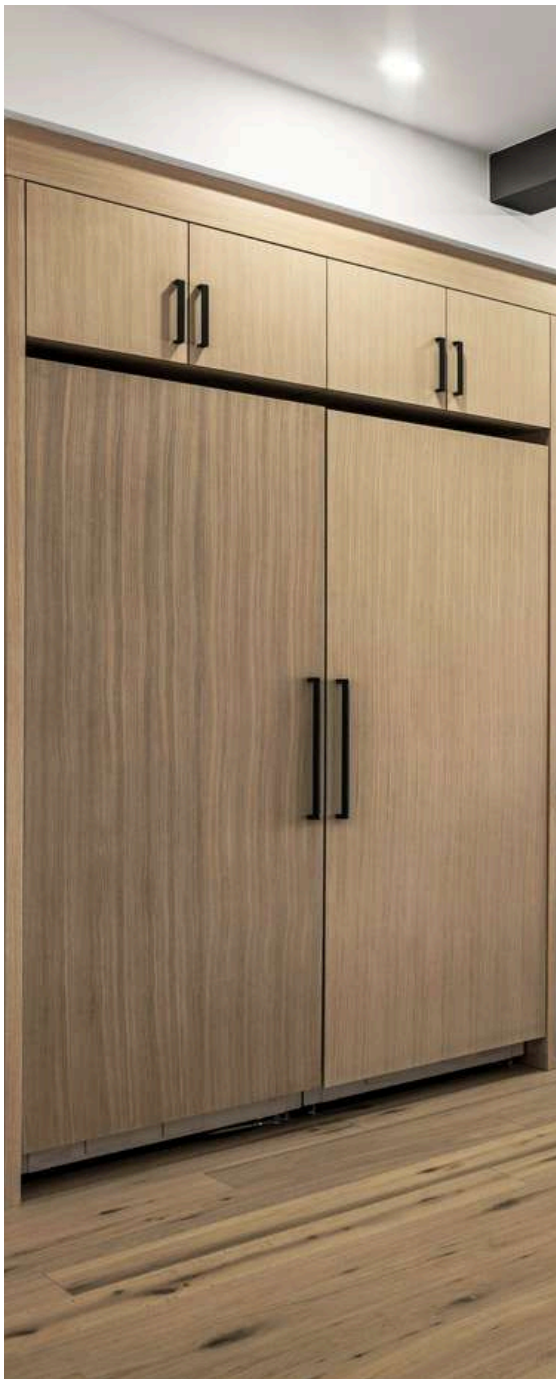
FEATURES:

- Split Climate™ intelligent cooling system.
- ClearSight™ LED lighting system.
- Sleek stainless accents trim the interior.
- Easily customize settings with touch control panel.
- Night Mode.
- Flip-up dairy compartment.
- Filtered water through internal dispenser.
- Position adjustable door shelves.
- Nano coating lines the perimeter of each glass shelf.
- NASA-inspired air purification system.
- Wi-Fi enabled for convenient remote access.
- Full two-year warranty, + five-year sealed system warranty.
- Accepts custom panels for an integrated look within cabinetry or stainless-steel accessory panels and handles to match other products.

Sub-Zero Freezer - 30" Designer Column Freezer with Ice Maker

FEATURES:

- ClearSight™ LED lighting system.
- Sleek stainless accents trim the interior.
- Easily customize settings with touch control panel.
- Night Mode.
- Position adjustable door shelves.
- Fresh-tasting, filtered ice ready on demand.
- Locks in cold air with a magnetic door seal system.
- Wi-Fi enabled for convenient remote access.
- Full two-year warranty on appliances, + a full five-year sealed system warranty.
- Accepts custom panels for an integrated look within cabinetry or stainless-steel accessory panels and handles to match other products.



1415 24 Street SW

KITCHEN APPLIANCE SPECS:



Bosch Dishwasher - 24" 500 Series Pocket Handle Dishwasher - Stainless Steel

FEATURES:

- The AutoAir® drying option automatically releases the door at the end of the cycle to let moisture escape and fresh air in for drier dishes.
- So quiet at 44 dBA, InfoLight® shines on the floor so you know the dishwasher is running.
- The Flexible 3rd Rack with fold down sides adds 30% more* loading area, perfect for utensils and ramekins.
- Enhance your cleaning experience with Wi-Fi enabled Home Connect®. Access additional wash cycles and options or choose the right one for your needs using Smart Cycle.

Zephyr Refrigeration - 24" Single Zone Beverage Cooler

ZEPHYR
ZEPHYRONLINE.COM

FEATURES:

- PreciseTemp™ Vibration Dampening System - Multiple internal sensors help maintain accurate temperatures and increase overall performance.
- Active Cooling Technology - An on-board computer controls an active cooling fan to provide temperature stability and even cooling.
- Vibration Dampening System - Enhanced technology ensures noise and vibration is reduced to minimize wine disturbance.
- 3-Color LED Lighting - Available in Cloud White, Deep Blue and Amber.



1415 24 Street SW

KITCHEN SPECS:

BLANCO

BLANCO KITCHEN SINK - 402620 -
DIAMOND U 1¾ LOW DIVIDE COAL BLACK



- Made of SILGRANIT®, premium granite composite.
- Withstands heavy cookware, hot bakeware and scuff marks.
- Food-safe surface protects against bacteria.
- Rear-positioned drain location for maximum usable bowl and cabinet storage.

Riobel

RIOSCI01BG -
SOLSTICE
KITCHEN PULL
DOWN BRUSHED
GOLD



Riobel

LT900BG -
POT FILLER



1415 24 Street SW

KITCHEN SPECS:



BLANCO

BLA402657 - PRECIS U BAR UNDERMOUNT SINK IN COAL BLACK

- Made of SILGRANIT®, premium granite composite.
- Withstands heavy cookware, hot bakeware and scuff marks.
- Food-safe surface protects against bacteria.
- Rear-positioned drain location for maximum usable bowl and cabinet storage.

Riobel

LT101BG - KITCHEN FAUCET



in sink erator

I PRO750WCDK - PRO 750 GARBAGE DISPOSAL 3/4HP / W/CDK



in sink erator

IST500 - SINK TOP AIR SWCH & TRIM KIT



1415 24 Street SW

SPECS: WINE CABINET

WINE GUARDIAN: CUSTOM WINE CABINET WITH COOLING UNIT

Superior wine cooling technology to preserve and protect fine wine. Wine Guardian's Wine Wall Cooling System provides optimal cooling and airflow to keep wine collections at the finest long-term storage conditions. This ductless split system divides the evaporator and condenser into two separate units and requires zero ductwork, making it the perfect solution for small- to mid-sized wine displays with limited space.



SEAMLESS INTEGRATION

The slim design mounts completely flush with the wine wall's ceiling – ensuring no obtrusive equipment takes up valuable wine storage space. The powder coated black grille can be easily painted to match the décor of the wine wall.



1415 24 Street SW

APPLIANCE SPECS: LAUNDRY ROOM



LG Washer - 5.2 cu.ft. Ultra Large Capacity Front Load Washer with AI DD

FEATURES:

- AI DD™
- Steam Technology
- ENERGY STAR® Qualified
- SmartDiagnosis™
- Touch Control Panel
- ThinQ™ Technology (Wi-Fi Enabled)



LG Dryer - 7.4 cu.ft. Ultra Large Capacity Front Load Electric Dryer

FEATURES:

- TurboSteam™ Technology
- AI Sensor Dry™
- Aluminized Alloy Steel Drum
- Touch Control Panel
- ENERGY STAR® Qualified
- ThinQ Technology (Wi-Fi Enabled)
- FlowSense™ Duct Clogging Indicator



1415 24 Street SW

SPECS: LAUNDRY ROOM

 **KINDRED**



KINBSU18209

BROOKMORE - SINGLE
UNDERMOUNT SINK - STAINLESS

FEATURES:

Made with high-quality 18-gauge stainless steel with a rich chromium content that helps shield the material from corrosion and prevents bacterial growth.

Riobel

RIOLT101BK -
LATERAL PULL-DOWN FAUCET
WITH SINGLE SPRAY- BLACK



1415 24 Street SW

SPECS: Bar in Basement



 **KINDRED**

**KINBSU18169
BROOKMORE
UNDERMOUNT SINGLE
SINK - STAINLESS**



Riobel

**RIOLT601BK -
LATERAL BAR
PREP FAUCET
with C-
SPOUTBLACK**



ZEPHYR

ZEPHYRONLINE.COM

**Zephyr
Refrigeration - 24"
Single Zone
Beverage Cooler**

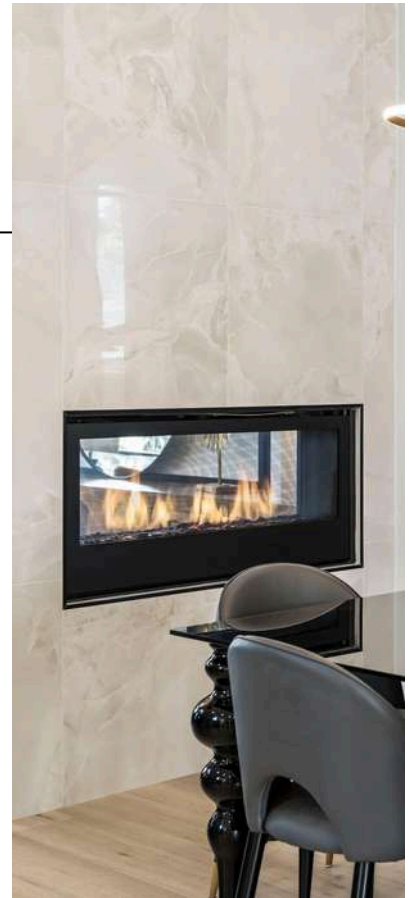


1415 24 Street SW

SPECS: Fireplaces

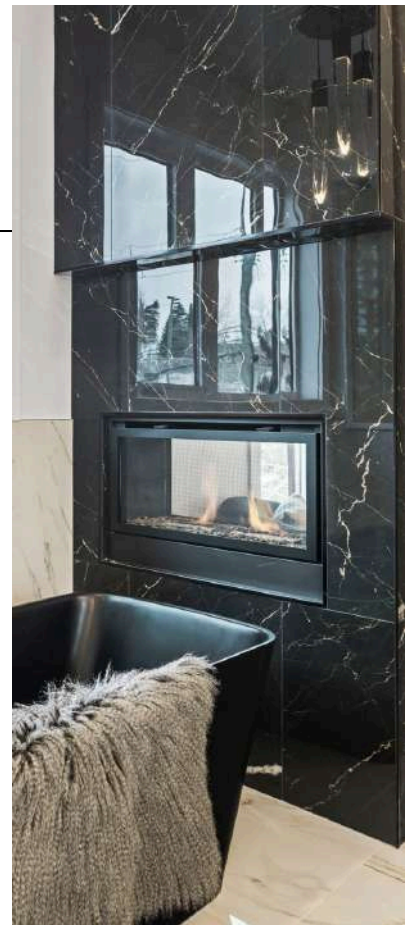


**MAIN FLOOR -
2 SIDED FIREPLACE
SAVANNAH LINEAR SEE THRU**



**MASTER BEDROOM -
2 SIDED FIREPLACE
BONAPARTE BLST21**

BLST 21 . This See-Thru Linear fireplace is the narrowest adaptable on the market today. Framing depth of only 11".



1415 24 Street SW

SPECS: Flooring

FUZION™
beyond expectation

HARDWOOD: WOOD PLANK ENGINEERED HARDWOOD – FUZION CLASSICAL ELEGANCE.

Come home to the wide plank, softly wire brushed elegance of the Classical Elegance Collection. Oak anchors this collection in 7-1/2" widths and 4 sided micro bevels. Planks up to 75" long make this a must have look to complement a wide range of design styles.



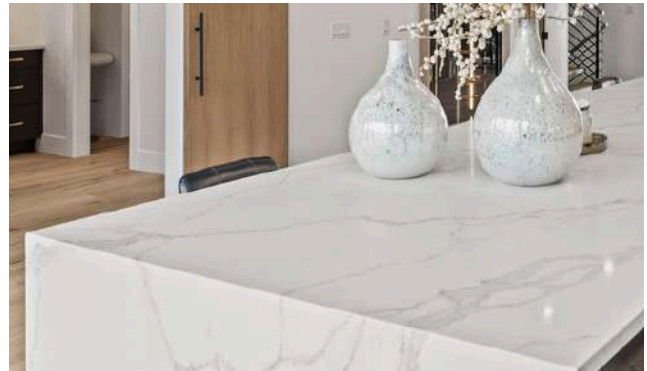
PRODUCT SPECIFICATIONS

Species	Oak or Walnut
Structure	Engineered 3-layer solidcore
Surface Layer	3mm- 4mm dry sawn wood face layer
Width	7-1/2"
Thickness	5/8" or 9/16"
Length	Random
Edge Detail	Micro-beveled edges
Surface Texture	Wirebrushed
Gloss Level	Low degree luster level
Variation Level	3 - Strong
Finish	UV Cured Polyurethane Finish with Aluminum Oxide
Installation	T&G joint - Stapled, glued down or floated
Suitable Location	On, above or below grade
Certification	Floorscore
Radiant Heat	Suitable for use with hydronic systems
Warranty	Limited 35-year residential & lifetime structural

1415 24 Street SW

SPECS: Cabinets & Finishing

- Solid Core White Oak Interior Doors
- White Oak Cabinets – Master Ensuite Floating Cabinet
- Black Matte Cabinets-Powder Room Floating Cabinet
- Custom built pantry and closets
- White Oak Millwork Feature Walls
- Tile Feature Walls
- Premium Quartz Madera Gold countertops throughout with waterfall feature on the kitchen island
- Solid White Oak Floating Stairs with Horizontal Metal Railings



1415 24 Street SW

SPECS: LIGHTING - Main Floor



**WINDCHIMER CHANDELIER -
AGED GOLD BRASS
KITCHEN ISLAND**



**MATCHSTIX CHANDELIER -
AGED GOLD BRASS - DEN**



**PLATO LED FLUSH MOUNT - AGED
GOLD BRASS - BUTLER PANTRY**



**PLATO 13" LED FLUSH MOUNT -
AGED GOLD BRASS - PANTRY SMALL**

1415 24 Street SW

SPECS: LIGHTING - Main Floor



**FLUSH 3 60W MED BRZ FLUSH
CEIL POWDER - HALL**



**LUCA 26" WIDE 4LIGHT CHANDELIER -
NATURAL FRONT ROOM OFFICE**



**19"W X 127 1/2" OAH,
NATURAL AGED BRASS
FINISH, 48 WATTS OF LED
LIGHT - STAIRS**



**MARQUES 48" PENDANT 3000K
DINING ROOM**

1415 24 Street SW

SPECS: LIGHTING - Second Floor



**VICTORIA CHANDELIER
OPEN BELOW CHANDELIER**



**FRAMERTON 3L FLUSH MOUNT -
MATTE BLACK
BEDROOM 1 & 2**



**CORAL CHANDELIER - GOLD
LIVING ROOM**



**26\"X4 3/8\"X3 5/8\" MATTE BLACK
BATHROOM 1 & 2**



**FLUSH 3 60W MED FLUSH
LAUNDRY**



**SNARE 12\" FLUSH MOUNT - BLACK
CLOSET 1 & 2**

1415 24 Street SW

SPECS: LIGHTING - Second Floor



**QUARTZ 3LIGHT LED PENDANT -
BLACK - TUB**



**HYDRANGEA BLOOM
MASTER BEDROOM**



**CRYSTAL VANITY LIGHT
ENSUITE**



**CARDANO 4LIGHT INCANDESCENT
CHANDELIER - MATTE BLACK WITH
BLACK RIBBON
WALK-IN CLOSET MASTER**



**STEVESTON SCONCE - MATTE
BLACK WALL SCONCE**

1415 24 Street SW

SPECS: LIGHTING - Basement & Exterior

BASEMENT:



**SATCHIE LED VANITY LIGHT -
AGED GOLD BRASS - POWDER**



**PLATO FLUSH MOUNT MATTE BLK
BEDROOM**

EXTERIOR:



BADEN DOOR



**BADEN EXTERIOR
LIGHT - BLACK
GARAGE & POTS**



**LED DUAL HEAD
SECURITY LIGHT - BLACK
MAIN DOOR GARAGE
MOTION**

1415 24 Street SW

SPECS: BATHROOMS - ENSUITE



FLEBTLK6433L - LUKAS 64X33 TUB WITH SHELF - MATTE BLACK

FEATURES:

- High quality, solid surface material
- Spacious interior for ultimate comfort
- Sleek, modern-style slotted overflow
- Pre-installed full metal drain body with a colour matching cover
- cUPC certified
- 5 year limited warranty

Riobel

**RIOTNB39BG -
NIBI SINGLE
HOLE FLOOR
MOUNT TUB
FILLER -
BRUSHED
GOLD**



Riobel

**TKIT323NBBG -
THERMOSTATI
C SHOWER
KIT/NIBI-WITH
SLIDEBAR,
THERMOSTATI
C VALVE,
RAINHEAD ON
16" ARM, BG**



1415 24 Street SW

SPECS: BATHROOMS - ENSUITE

**RAMFGJR3240VTMB
STEAM GENERATOR WITH
TIME/TEMPERATURE CONTROL
& STEAM HEAD - MATTE BLACK**



TOTO.

**CT446CEFGNT40
01,ST436EMNA01
AQUIA CUBE**



CUSTOM FRAMED MIRROR

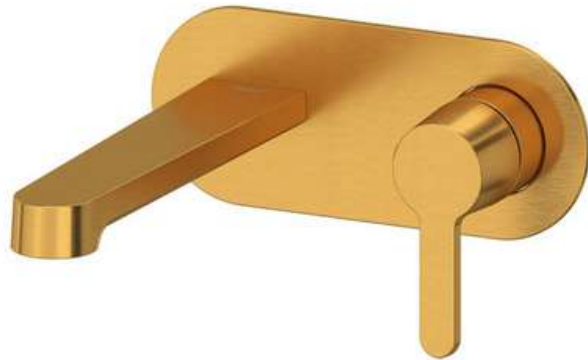


1415 24 Street SW

SPECS: Ensuite Fixtures

Riobel

RIOTNB360BG
NIBI WALL MOUNT FAUCET -
BRUSHED
GOLD FAUCET OPTION 2



ico.

V63018
SUMMIT PAPER HOLDER -
BLACK



ico.

ICOV63328
SUMMIT 8" TOWEL BAR -
BLACK



ico.

ICOV63218
SUMMIT TOWEL
HOOK -
BLACK

Quantity: 2



ico.

ICOV63158
SUMMIT 24" TOWEL BAR -
BLACK



1415 24 Street SW

SPECS: Powder Room

TOTO.



**CT446CEFGNT4001,
ST436EMNA01
AQUIA CUBE**

LIGHTED MIRROR



ico.

**V63018
SUMMIT PAPER HOLDER -
BLACK**



ico.

**ICOV63328
SUMMIT 8" TOWEL BAR -
BLACK**



Riobel®



**PARADOX SINGLE HANDLE
TALL BATHROOM FAUCET -
BRUSHED GOLD**

1415 24 Street SW

SPECS:

BATHROOMS - MAIN BATHROOMS 1 & 2 +
BASEMENT BATHROOM:



MMRLBO62 - 60X32 ADORA SKIRTED BATH TUB

FEATURES

- Integral tile flange
- Sloped lumbar support
- Above floor rough-in
- Available in left/right configuration
- Patterned bottom



TOTO.

**CT446CEFGNT4001,
ST436EMNA01
AQUA CUBE**



1415 24 Street SW

SPECS:

BATHROOMS - MAIN BATHROOMS 1 & 2 +
BASEMENT BATHROOM:



PF1812UWH
18X12 0H VC UC LAV
***NORRIS WHITE**



Riobel

NBS01SHBK
NIBI SINGLE FAUCET -
BLACK



SELECT
SOLO

FLEVMSXTO293340
SELECT SOLO PIVOT TUB
SHIELD - MATTE BLACK

FEATURES:

- 90° outward opening
- Reversible installation (left or right)
- With rectangular wall-mount hinges
- 3/8" (10mm) clear tempered glass
- Tub panel height: 63"
- 10 year limited warranty



1415 24 Street SW

SPECS:

BATHROOMS - MAIN BATHROOMS 1 & 2 +
BASEMENT BATHROOM:

ico.

ICOV63015
Summit toilet paper
holder - Matte Black



ico.

ICOV63215
SUMMIT TOWEL
HOOK - MATTE BLACK



ico.

ICOV63325
SUMMIT 8" HAND
TOWEL BAR -
MATTE BLACK



1415 24 Street SW

SPECS: Windows



PLY GEM METAL CLAD VINYL WINDOWS - DESIGN (360M)

Our aluminum-clad vinyl windows offer the best of both worlds: durable, colourful exteriors and low maintenance Fusion Colour Wrapped vinyl interior. They pair well with our Design Series Patio Doors for a seamless look for your home.



STANDARD FEATURES

SEALS OUT THE ELEMENTS

- Tri-Fin weatherstripping prevents drafts, dust and moisture from getting in.

SMOOTH OPERATION

- Spring balance system makes opening and closing single-hung windows easy; holds sash open at any height.

ENERGY-SAVING GLASS

- Design Series windows are available with double and triple glazing. Insulated glass units with LoE and argon can be tailored to your requirements.

MBAR ADDITION

- Our Design Series of casement and direct set windows now include a vinyl Mullion Bar “Mbar” profile which is stronger than the previous “Tbar” profile. Allowing for common-frame configurations to attain structural ratings only achieved through steel-reinforced factory mulling, “Mbar” is a superior profile for the structural integrity of your windows.

1415 24 Street SW

SPECS: Garages

ATTACHED FRONT GARAGE:

One double car heated garage in the front with custom paneled Esteem aluminum overhead door.

The Esteem garage door series offers reliable aluminum doors in wide variety of customizable colours, glass, and size options.



DETACHED GARAGE:

One and a half car detached garage in the rear



ESTEEM

The Esteem garage door series offers reliable aluminum doors in wide variety of customizable colours, glass, and size options.



1415 24 Street SW

EXTERIOR- Stairs, decking and patios:

Front Porch and Stairs: Combination of Glass and picket railing

Master Bedroom Patio: Glass railing

Rear Patio: Glass railing

Decking: Deksmart 68 mil decking Shore Wood.

Deksmart Ultra 68mil Products

Deksmart Ultra is a high quality roofing membrane that is engineered to provide attractive, waterproof slip resistant protection to sundecks, balconies and roof-decks. Deksmart Ultra meets Canadian National Building Code requirements as a roofing membrane for sundeck and roof-deck applications.

FEATURES:

- 5 Year Appearance Warranty
- 15 Year Waterproofing Warranty
- UV Stabilized
- Anti Microbial
- Slip Resistant Embossing
- Expands and Contracts Without Cracking
- Class A & C Fire Test Rating
- Formulated Adhesives and System Components
- Occasional Cleaning With Soap & Water



1415 24 Street SW

HOME WARRANTY:

PROGRESSIVE HOME WARRANTY.

Single Family Site-Built Enrolment Notification

30-225707

This document confirms enrolment of the named property in the Progressive Home Warranty Ltd O/A PHW Warranty Program. Some conditions and/or exclusions to coverage's may exist and are identified below as well as in the Limited Warranty Certificate. Warranties commence on the Commencement Date and are activated only after the Completion Certificate is completed and forwarded to PHW. For complete details of coverages please request a copy of the Limited Warranty Certificate. It is the Members responsibility to notify the Reader of any changes in this Enrolment's status.

Registration Information:

Registration Date: 05/06/2024

Member Code: TWIN161

Registration Number: 30-225707

Member Information:

Twin Real Estate Holdings Ltd
612 - 25 Avenue NW Calgary, AB T2M 2A9

Phone: 403-850-8787

Fax:

Property Details:

Provincial ID

Civic Address

1415 - 24 Street SW , Calgary AB T3C 1H9

Legal Description

Plan 5538 Block 8 Lots 30,31

Homeowner

Partial Warranty

False

Partial Text

Coverage Details: SBS-321-14 (Site Built Single - [4][5E])

The Product mentioned above has the coverages listed. Please be aware that coverages may be provided by multiple providers and detailed coverage information will be provided at the time of completion (if applicable) with further contact information.

Coverage Type	Term
Materials & Labour Defect Warranty	1
Delivery & Distribution Systems Defect Warranty	2
Building Envelope Defect Warranty	5
Structural Coverage	10

Assessment Details:

These are the Assessments that have been created as required by the program and the inspection rating level of your Membership. Please refer to the Scheduled Dates, If construction timelines change please call our office to change the Scheduled date.

Assessment type

Scheduled Date

Framing Assessment

6/28/2024

Building Envelope Assessment

7/26/2024

Final Assessment

12/31/2024

Exclusions:

No Exclusions from the Enrolment Notification



Authorized Signature

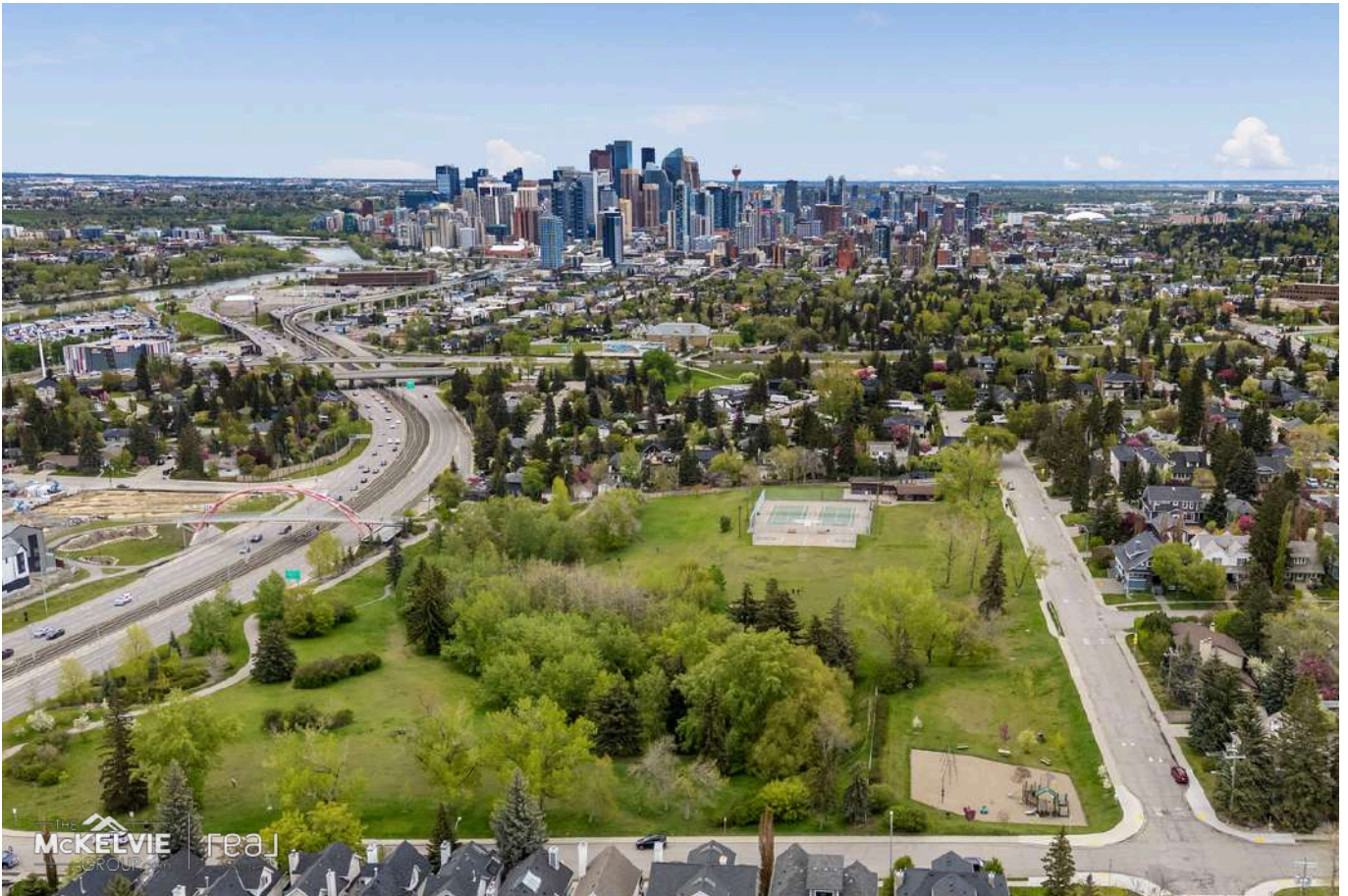
A handwritten signature in black ink, appearing to be "M. [unclear]", written over a horizontal line.

Progressive Home Warranty Ltd O/A PHW

325 Carleton Drive St Albert, AB T8N 7L1



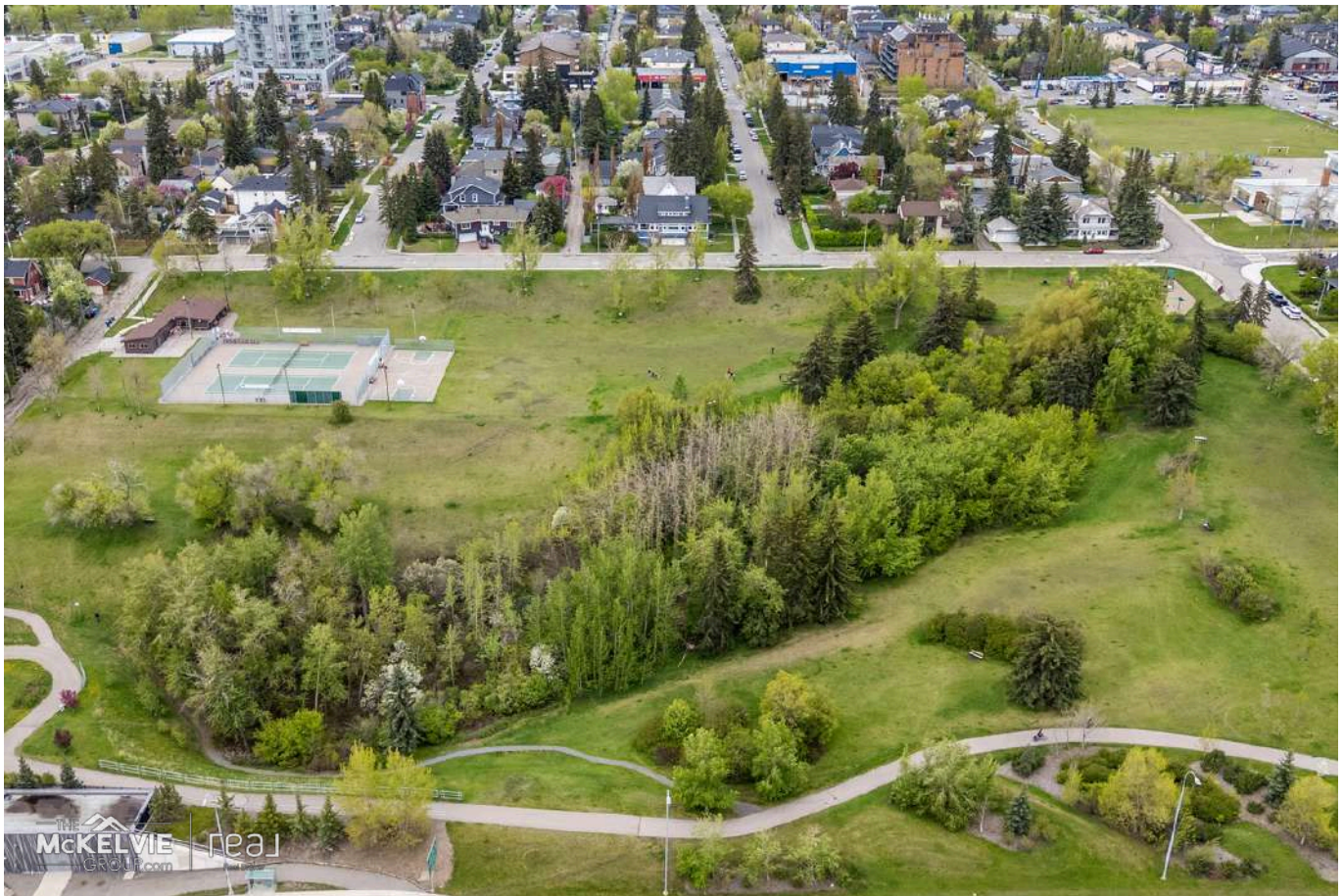
The Community







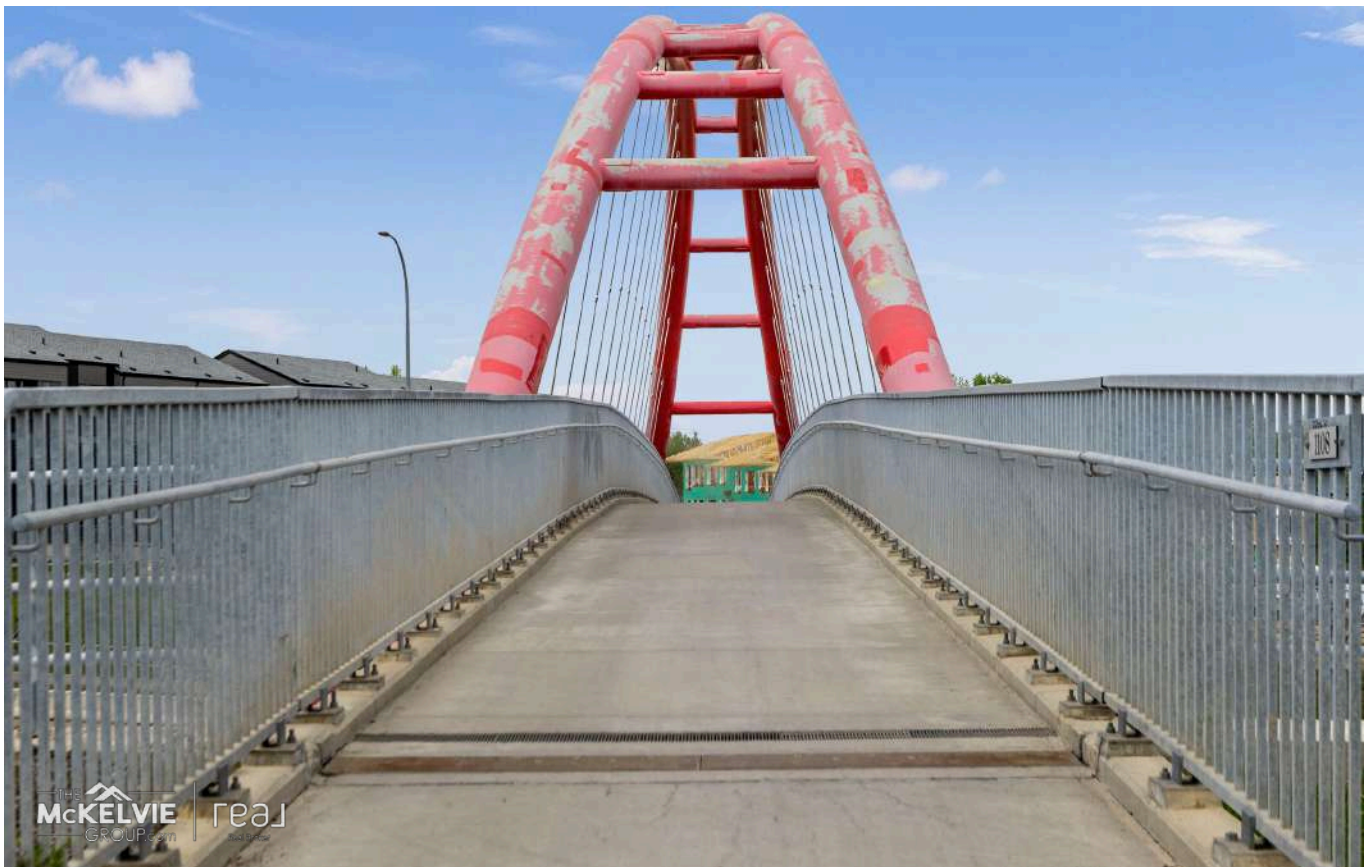


















WELCOME TO

Shaganappi



— THE  —
McKELVIE
— GROUP.com

real
Real Broker

WELCOME TO SHAGANAPPI

Established in 1955, the Shaganappi Community Association has grown to include the Shaganappi, Sunalta West, and Upper Scarboro real estate districts. The Shaganappi community is located just south of the Bow River, bounded by Crowchild Trail on the East, 17th Avenue on the South, and 33rd Street SW on the West.

Shaganappi has multiple bike pathways that lead to the river and downtown. In 2013, our community saw the extension of the LRT through our neighborhood, which included the addition of the Shaganappi LRT station across from the golf course.

The name Shaganappi is of Cree origin, and was used as far back as 1870. The land was annexed to the City of Calgary in 1910 and Shaganappi was established as a neighbourhood in 1949.



City of Calgary Community Profile:

<https://www.calgary.ca/communities/profiles/shaganappi.html>

Shaganappi Community Association



Shaganappi Community Association Hall

2516 14 Ave SW, Calgary, Alberta T3C 3V2

403-246-3535

Contactus@shaganappicommunity.ca

<https://www.shaganappicommunity.ca/>



Our Community Association serves the neighborhoods of Shaganappi, Upper Scarboro and Sunalta West.

We are run by a Board of volunteers who meet on a monthly basis. Together with other volunteers in the community, we look after the recreational facilities, set up and run social events and various activities, and organize annual community clean-up events.

We also help you keep your finger on the pulse of key local issues – from safety in the neighborhood, sharing stories of people and places in our community, to plans for new buildings in the area.

Parks & Rec

Shaganappi Point Golf Course

1200 26 St SW, Calgary, AB T3C 1K1

403-300-1007

<https://www.calgary.ca/rec-locations/golf/shaganappi-point.html>

Shaganappi Point boasts amazing views of downtown Calgary on the back 9 overlooking the south bank of the Bow River. Just minutes from downtown, our two shorter length golf courses offer fun and challenging holes. The small clubhouse has a licensed snack bar and basic golf supplies.



In addition to the City of Calgary Shaganappi Golf course, the community has two parks. Shaganappi Park, just south of Bow Trail, features tennis courts, multiple skating rinks and a skating path in the winter, a sledding hill, a playground, a natural gully, as well as the Shaganappi Community Hall. Oliver Quarry Park, just west of Crowchild Trail, is an off-leash park that also boasts a great sledding hill, and pays homage to the sandstone quarry that once operated in the area nearly 100 years ago.

THE COMMUNITY

Parks & Rec

Shaganappi Park

14 Ave SW, Calgary, AB T3C 3V2

This great park is also home the the community Hall and offers greenspace with gorgeous city views, a playground, tennis courts, and more.



Dog Parks

Shaganappi Off Leash Dog Park

1418 25a St SW, Calgary

Oliver Quarry Off-Leash Dog Park

2303 State Road SW

Killarney Off Leash Dog park (Fenced in)

2609 19 Ave SW, Calgary, AB T3E 0E9



Parks & Rec

Alexander Ferguson School Grounds & Playground

1704 26 St SW, Calgary, AB T3C 1K5



Greenspace & Playground behind the Barbara Mitchell Family Resource Center

1731 29 St SW, Calgary, AB T3C 1M6

The Bow River & Trails

This includes the river, Quarry Road Trail, Douglas Fir Trail & Willow Pond.



Parks & Rec Close By:

Killarney Aquatic & Recreation Centre

1919 29 St SW, Calgary, AB T3E 2J7

PHONE: 403-268-2489

<https://www.calgary.ca/csps/recreation/pools/killarney.html>

Swim, play and stay active. We've got a heated pool and dive tank, a terrific weight and cardio gym, and a bright fitness studio. Bring your family for a splash, drop in for a workout or take a registered program.



Killarney Aquatic & Recreation Centre playground, green space & baseball diamond

1919 29 St SW, Calgary, AB T3E 2J7



Parks & Rec Close By:

Cedar Crescent Park

411 Cedar Crescent SW, Calgary, AB T3C 2Y8



Poplar Park

525 Poplar Rd SW, Calgary, AB T3C 0A5



Wildflower Arts Centre

3363 Spruce Dr SW, Calgary

403-249-3773

<https://www.calgary.ca/rec-locations/arts-centres/wildflower.html>



Parks & Rec Close By:

Calgary Lawn Bowling Club

3375 Spruce Dr SW #101, Calgary

403-245-4341

<https://calgarylawnbowlingclub.ca/>



Lawrey Gardens Park

Located between Shaganappi Golf Course and Edworthy Park. It contains 16.5 hectares and is open from 5:00 a.m. until 11:00 p.m.



THE COMMUNITY

Parks & Rec Close By:

LIBRARY

Nicholls Family Library

1413 33 St SW, Calgary

403-260-2600

<https://calgarylibrary.ca/>



Public Transit:

It is easy to get around as there are various bus routes throughout the neighbourhood plus the convenience of two LRT Stations close by. Westbrook LRT station and the Shaganappi Point Station.

<http://www.calgarytransit.com/schedules-maps>



Edworthy Park

5050 Spruce Dr SW, Calgary

<https://www.calgary.ca/parks/edworthy-park.html>

Natural parklands offering trails, fire & BBQ pits, playgrounds & off-leash dog areas.



Parks & Rec Close By:

Optimist Athletic Park & Optimist / George Blundun Arenas

5020 26 Ave SW, Calgary, AB T3E 0R4

(403) 268-2489

<http://www.calgary.ca/CSPS/Recreation/Pages/Athletic-parks/Optimist-Athletic-Park.aspx>

ARENAS: <https://www.calgary.ca/rec-locations/arenas/optimist.html>

Soccer, softball, lacrosse and football make Optimist Athletic Park a sport hotspot for hosting training, leagues and tournaments of all calibers. Located in Southwest Calgary, Optimist Athletic Park offers 3 sport fields, 8 ball diamonds and 1 little league diamond, arena, green space, playground, sledding hill & more!



Parks & Rec Close By:



Westside Rec Centre

2000 69 St SW

403-531-5875

<https://westsiderec.com/>

Aquatic Park - Wave pool, lap pool, tot pool, waterslide, lazy river, hot tub, steam room.

Fitness Centre - Hundreds of pieces of cardio and strength equipment, 432m running/walking track.

Youth Wellness Centre - Cardio, strength and youth-specific equipment, exer-gaming, walking/running track.

Climbing Wall - 24' climbing wall.

Leisure Ice Arena - Ice skating (Sept - Mar), inline skating (May - Aug), pond area for younger or beginner skaters, firepits.

Hockey Arena - NHL-sized hockey arena.

Fitness Studios - Two group fitness studios.

Cycle Studio - Amphitheatre-style cycle studio with 60+ cycles.
Virtual cycle classes.

Gymnasiums - Two double gymnasiums, one youth gymnasium.

Skatepark - Outdoor skatepark with modular features.

THE COMMUNITY

Shops & Services

Westbrook Mall

2618 33 St SW, Calgary

Website: <https://www.westbrookmall.com/>



This great indoor mall offers an abundance of shops and services including Safeway, Walmart, Sport Chek, Marks, Dollarama, Jubilations Dinner Theatre, Fitness club, banks, restaurants, liquor store, and more!



17th Avenue Shopping

17th Avenue SW, Calgary

This long road offers miles of shops, restaurants & services.



Shops & Services

Shaganappi Plaza

3208 17 Ave SW, Calgary, AB T3E 0B3

This shopping plaza offers a Dominos, pet store, dry cleaners, dentist, bakery, restaurants, nail & spa, and more!



GROCERY STORES

Safeway Glamorgan - 3737 37 St SW

CO-OP - 4940 Richmond Rd SW

Foodway Grocery - 2923 Richmond Rd SW #2923

Walmart Supercentre - 1212 37 St SW

Safeway Westbrook - 1200 37 St SW

Filipino Market - 3803 26 Ave SW

Maple Leaf No.2 Food Market - 1908 26 St SW

Food World Halal meat and grocery - 1916 37 St SW

Shaganappi Grocery Store - 3919 17 Ave SW

Safeway - 232 Stewart Green SW

Real Canadian Super Store - 5858 Signal Hill Centre SW

Spruce Cliff Grocery - 6 Spruce Ctr SW

Sunterra Market, West Market Square - 1851 Sirocco Dr SW

Sobeys - Strathcona Square - 555 Strathcona Blvd SW



Shops & Services close by

SIGNAL HILLS CENTRE & WESTHILLS TOWNE CENTRE

232 STEWART GREEN SW, CALGARY

This awesome outdoor mall gives you an abundance of options for shopping, dining and services. Tenants include: Cineplex, Winners, Rona+, Michaels, Staples, banks, restaurants, clothing stores, pet store, health and wellness, grocery stores, gas stations, coffee shops, fast food, hair dressers and so much more!

Westhills Town Centre: <https://westhillstownecentre.com/>



Richmond Shopping Centre

2913 31 Ave SW, Calgary

Glamorgan Shopping Centre

3919 Richmond Rd SW, Calgary

Richmond Square

3915 51 St SW, Calgary

Aspen Landing Shopping Centre

17 85 St SW, Calgary

Christie Crossing Shopping Center

40 Christie Park View SW, Calgary

Strathcona Square Shopping Centre

555 Strathcona Blvd SW, Calgary



THE COMMUNITY

Services

FIRE DEPARTMENT

CALL 911 for all emergencies.

CALGARY FIRE DEPARTMENT STATION 8

1720 45 ST SW, CALGARY, AB



POLICE

CALGARY POLICE - DISTRICT 2 - ROSSCARROCK

4506 17 AVE SW, CALGARY, AB
403-567-6200



HOSPITALS

FOOTHILLS MEDICAL CENTRE

(24 HOUR EMERGENCY)
1403 29 Street NW
Phone: 403-944-1110
(Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 HOUR EMERGENCY)
2888 Shaganappi Trail NW
Phone: 403-955-7211

ROCKYVIEW GENERAL HOSPITAL

(24 HOUR EMERGENCY)
7007 14 St SW
Phone: 403-943-3000

SHELDON M. CHUMIR HEALTH CENTRE

(OPEN 24 HOURS)
1213 4 St SW
Phone: 403-955-6200

SOUTH HEALTH CAMPUS

(24 HOUR EMERGENCY)
4448 Front St SE
Phone: 403-956-1111

PETER LOUGHEED CENTRE

(24 HOUR EMERGENCY)
3500 26 Ave NE,
Calgary, AB T1Y 6J4
Phone: 403-943-4555

Services

WALK-IN CLINICS

WALK-IN CLINIC AT WALMART CALGARY BY JACK NATHAN HEALTH

1212 37 St SW
403-451-5788
<https://jacknathanhealth.com/>

WESTBROOK WALK-IN MEDICAL

1610 37 St SW # 57
403-246-0887

CALGARY WEST MEDICAL CENTRE

1107 37 Street SW, Calgary, AB T3C 1S6
403-246-7788
<http://www.calgarywestmedicalcentre.com/>

SIGNATURE MEDICAL CENTRE & WALK IN CLINIC

513-1851 Sirocco Dr SW, Calgary, AB
403-454-7550
<https://signaturemedical.ca/>

KILLARNEY MEDICAL CLINIC

3425 26 Ave SW # 220, Calgary, AB T3E 0N3
403-685-3350
<https://www.killarneymedical.ca/>

CALGARYMD MEDICAL CLINIC

3315 26 Ave SW #3, Calgary, AB T3E 0N2
403-240-7144
<https://www.calgarymdmedicalclinic.com/>

GLAMORGAN MEDICAL CLINIC

3919 Richmond Rd SW, Calgary, AB T3E 4P2
587-350-8314
<http://www.glamorganmedical.ca/>

MEDICARE WALK-IN CLINIC WESTHILLS

220 Stewart Green SW, Calgary, AB T3H 3C8
587-391-0801
<https://www.medicareclinic.org>

WESTGLEN MEDICAL CENTRE

30 Springborough Blvd SW #108, Calgary
403-240-2221
<https://westglenmedical.com/>

CHIROPRACTOR & MASSAGE

DR. DOUG MELDRUM - CHIROPRACTOR, ACUPUNCTURE PROVIDER AT LIFE 'N BALANCE

3403 26 Ave SW, Calgary, AB T3E 0N3
403-686-7676
<http://www.lifenbalancewellness.com/>

WEST CALGARY PHYSIO & MASSAGE

1107 37 Street SW, Calgary, AB
587-997-3211
<https://westcalgaryphysio.ca/>

WESTBROOK FAMILY CHIROPRACTIC

1200 37 Street SW #23, Calgary
403-663-0555
<https://www.chiropractorscalgary.com/>

Services

DENTISTS

GLAMORGAN DENTAL CTR

3919 Richmond Rd SW #17, Calgary
403-242-4303

<https://www.glamorgandental.ca/>

ACCENT DENTAL CARE

2508 Richmond Rd SW, Calgary
403-249-3894

<https://accentdentalcare.com/>

NOVA DENTAL CARE

4620 Bow Trail SW #220, Calgary
587-885-3898

<https://www.novadentalcare.ca/>

VIVO DENTAL - WESTBROOK

5308 17 Ave SW #11, Calgary, AB
403-249-9119

<https://www.vivodental.ca/>

WESTBROOK DENTAL CENTER

1200 37 St SW 37 th Street SW
(403) 249-5536

<https://westbrookdentalcentre.com/>

BOW TRAIL DENTAL CENTRE

3827 Bow Trail SW . (403) 240-1257

<https://bowtraildental.com/>

LE FAMILY DENTAL

3971 17 Ave SW, Calgary, AB
403-455-2882

<https://www.lefamilydental.ca/>

VETS

KILLARNEY CAT HOSPITAL

3315 26 Ave SW Bay #2, Calgary
403-246-1115

<https://www.killarneycat.com/>

WESTLAND VETERINARY HOSPITAL

3871 17 Ave SW, Calgary, AB T3E 0C3
403-246-2244

<https://www.westlandvet.ca/>

VCA CALGARY WEST ANIMAL HOSPITAL

921 37 St SW, Calgary, AB
(403) 246-8386

<https://vcacanada.com/calgarywest>

WESTLAND VETERINARY HOSPITAL

3871 17 Ave SW, Calgary, AB
(403) 246-2244

<https://www.westlandvet.ca/>

ASPEN ANIMAL HOSPITAL

333 Aspen Glen Landing SW #103
403-217-0460

<https://www.aspenanimalhospital.ca/>

EYES

EYE EFFECTS

555 Strathcona Blvd SW #108
403-686-4990

<https://eyeeffects.ca/>

MODERN EYE

288 St Moritz Dr SW #2104 . 403-265-2929

<https://modeye.ca/>

Schools

PUBLIC SCHOOLS

Alexander Ferguson School (K-6)

PUBLIC

1704 26 St SW

Phone: 403-777-8270

<http://school.cbe.ab.ca/school/alexanderferguson>

Vincent Massey School (7-9) PUBLIC

939 45 St SW

Phone: 403-777-7870

<http://school.cbe.ab.ca/school/VincentMassey/>

Central Memorial High School (10-12)

PUBLIC

5111 21 St SW

Phone: 403-243-8880

<http://school.cbe.ab.ca/school/centralmemorial>



CATHOLIC SCHOOLS

St. Michael School (K-9) Catholic

4511 - 8 Avenue SW

403-500-2021

<https://www.cssd.ab.ca/schools/stmichael/Pages/default.aspx>

St. Mary's High School (10-12) Catholic

111 - 18 Avenue SW

Phone: 403-500-2024

<https://stmarys.cssd.ab.ca/>

POST SECONDARY

UNIVERSITY OF CALGARY

2500 University Dr NW, Calgary

403-220-5110

<https://www.ucalgary.ca/>

SAIT

1301 16 Ave NW

(403) 284-7248

<https://www.sait.ca/>

ALBERTA UNIVERSITY OF THE ARTS

1407 14 Ave NW

(403) 284-7600

<https://www.auarts.ca/>

