



## 2816 14 Street Calgary Alberta

\$863,900

Newly renovated and situated in desirable Upper Mount Royal, this 3 bedroom, 3 bathroom bungalow is the perfect new home for empty nesters, roommates and investors. This 60' x 120' property is comprised of 2 lots both zoned RC-1. Ideal location for potential redevelopment. The main floor embraces open concept living. The kitchen opening onto the living room and dining area offers an island with breakfast bar, beautiful white granite counter tops and stainless steel appliances. Composite hardwood floors, dropped ceilings and recessed lighting can be found throughout the home. The primary bedroom offers a walkthrough closet and 4 pc ensuite. The basement has been fully finished with 2 additional bedrooms, a 4 pc bath, laundry area and family room. Off the kitchen you will find a large east facing deck with wood burning fireplace, barbeque area and built in benches. The huge backyard offers plenty of space for an oversized detached garage and tiered landscaping. There is a single attached garage and front driveway as well as additional area off the alley that can be utilized for parking. Steps to the Marda Loop Community Association with outdoor rink and tennis courts. Minutes to cSpace Marda Loop and only 1 km to all the shops, restaurants of 17th Ave SW. Close to all amenities and the Downtown Core. The number 7 & 22 buses run past this house making for easy access to downtown and the CTrain. (jd:6769)

4pc Bathroom Measurements not available

Bedroom 10.75 Ft x 10.08 Ft

Bedroom 11.08 Ft x 10.08 Ft

Laundry room 7.17 Ft x 10.75 Ft

Recreational, Games room 10.58 Ft x 11.92 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Dining room 12.08 Ft x 10.33 Ft

Kitchen 12.08 Ft x 9.25 Ft

Living room 11.17 Ft x 16.08 Ft

Primary Bedroom 12.33 Ft x 12.33 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK

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