



3234 14 Street Calgary Alberta

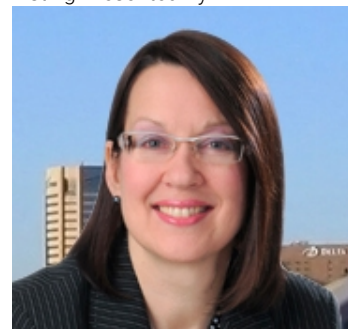
\$769,888

PRICE IMPROVEMENT! AMAZING opportunity to live in one of the best & prestigious communities in Calgary. WELCOME TO YOUR NEW HOME IN UPPER MOUNT ROYAL. Pride of ownership home comes with a legally suited basement on a gorgeous treed 40' x 120' lot. This renovated raised bungalow offers refinished hardwood flooring throughout with the upper level featuring 2 comfortable bedrooms up, a large living room w/ huge West-facing window that soaks up the sunlight, a modern full 4pc bathroom with floor to ceiling subway tile and a large square sink, an open kitchen with white cabinets, subway tile backsplash, pot lights, white quartz countertops, stainless-steel appliances & a large eating island that leads to the sliding patio door and onto the east backyard. The basement suite has been approved by the City as a "LEGAL SUITE" (perfect as an income helper or extra living space to enjoy yourself) with a separate entrance. The basement offers over 800 sqft of living space with 1 bedroom plus a den, open living room, 4-piece bathroom; a full modern kitchen with floor to ceiling subway tile & stainless-steel appliances & a common laundry room. Market value for basement suite in this community goes for \$1200-\$1500/month. GREAT Mortgage Helper. A gorgeously manicured and landscaped East-facing backyard offers 26' x 8' freshly stained wooden deck, a storage shed, fire pit area, fenced and newly paved asphalt parking pad for 4 cars. LOCATION, LOCATION! Walking distance restaurants, cafes, parks, schools, shopping, library, Sandy Beach Park, 17th Ave & Mission 4th Street and 33 Ave Marda Loop. Easy access to Downtown, Crowchild Trail, Glenmore Trail. Great holding property for future redevelopment. This move-in-ready home is waiting for you. Must see. This home will not last! (id:6769)

Bedroom 12.67 Ft x 10.08 Ft
Family room 17.25 Ft x 11.75 Ft
Other 9.67 Ft x 11.50 Ft
4pc Bathroom 5.83 Ft x 6.17 Ft
Office 9.25 Ft x 11.83 Ft
Bedroom 10.08 Ft x 12.00 Ft

Primary Bedroom 13.33 Ft x 11.58 Ft
Dining room 8.42 Ft x 12.08 Ft
Other 5.00 Ft x 3.33 Ft
4pc Bathroom 10.00 Ft x 6.83 Ft
Living room 17.58 Ft x 14.42 Ft
Kitchen 11.25 Ft x 11.92 Ft

Listing Presented By:



Originally Listed by:
KIC Realty

<http://andylamrealty.com/>

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net