



# 3514 2 Avenue Calgary Alberta

\$755,000

PRICE ADJUSTMENT & NO CONDO FEES! Welcome to an original owner's two-story home with an "illegal" cozy secondary basement suite which can also be used for your inlaws..With many recent updates including: windows & doors replaced in 2022 (triple pane), shingles in 2021, Carpet Upper Level (2024). This home offers modern living in a quiet inner-city neighbourhood. On the main level you will find engineered hardwood floors, a charming west-facing bay window & many updates including a modern knock-down stipple ceiling. There is a large kitchen with refaced cabinets, granite counters, island, & corner pantry with a generous dining area. The main level is complete with a 2pc bath & separate full-sized laundry room. Off the kitchen, the double-sliding doors open to a spacious balcony offering a natural gas BBQ hookup & low-maintenance backyard. On the upper level there are 3 bedrooms with brand new carpets. A large primary bedroom with additional space for a seating area, it contains a three-piece ensuite & large W/In closet. With 2 other good size bedrooms & 4pc bath. An external entrance leads to a "illegal" suite (see remarks) that comes complete with a refrigerator, induction cooktop, sink, & dishwasher (see remarks). A large open area that can be used as a dining & living area, boasts a large window that lets in lots of light. There's dri-core wood subfloor panelling and 100% wool carpets that will warm the basement during the winter months. There is a 4th bedroom (with a large window), 3pc bath(new pressure-assist toilet) & large storage area with hookups for a separate laundry. At front of the home, there is a parking pad for two vehicles plus the O/S garage would make a great workshop or storage for outdoor enthusiasts. This home is move-in ready with the option of creating an income or inlaw suite. Located in a very desirable quiet community, this home is close ...

3pc Bathroom 6.75 Ft x 8.17 Ft

4pc Bathroom 6.67 Ft x 7.50 Ft

Bedroom 10.92 Ft x 10.42 Ft

Bedroom 9.67 Ft x 10.42 Ft

Primary Bedroom 20.92 Ft x 19.67 Ft

Other 9.92 Ft x 5.83 Ft

Recreational, Games room 13.00 Ft x 17.25 Ft

Storage 7.75 Ft x 11.17 Ft

Furnace 7.17 Ft x 4.92 Ft

2pc Bathroom 6.83 Ft x 4.50 Ft

Dining room 12.83 Ft x 11.58 Ft

Kitchen 8.17 Ft x 11.67 Ft

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Listing Presented By:



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

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

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

3pc Bathroom 6.17 Ft x 6.92 Ft

Bedroom 12.33 Ft x 11.17 Ft

Other 7.50 Ft x 13.08 Ft

Laundry room 6.83 Ft x 5.50 Ft

Living room 21.00 Ft x 19.83 Ft