



## 3522 14A Street Calgary Alberta

\$785,000

Located in the popular community of Altadore and just a quick walk to Marda Loop and the Altadore river park, this unique three storey, 4 bedroom and 3.5-bathroom unit is a must see! Main floor highlights include modern finishings of sleek glass railings, engineered hardwood floors, flat painted ceilings, modern kitchen cabinetry, quartz countertops, high-end KitchenAid stainless steel appliances, contemporary lighting fixtures and decorative backsplash. Follow the open riser staircase to the second floor featuring a home office, two large bedrooms and a five-piece common bathroom and laundry. The third floor is a retreat to the primary room offering plenty of closet space, a five-piece ensuite with dual sinks, a free-standing tub and glass enclosed shower. The basement presents a rec room, a 4th bedroom, a full bathroom, and plenty of storage. This property also comes with a single detached garage to keep the car out of the elements for the winter months ahead. Within walking distance to all the shops and restaurants along 33rd avenue and all that nature has to offer along the river. A quick drive to downtown and the nightlife on 17th avenue. Located close to schools, parks, playgrounds, transit and more. Book your viewing today! (id:6769)

Bedroom 11.33 Ft x 11.83 Ft

Study 8.25 Ft x 6.42 Ft

Laundry room 5.25 Ft x 6.58 Ft

5pc Bathroom 11.17 Ft x 6.67 Ft

Bedroom 16.75 Ft x 12.83 Ft

Primary Bedroom 16.25 Ft x 16.42 Ft

5pc Bathroom 11.25 Ft x 12.67 Ft

Family room 19.58 Ft x 21.92 Ft

Furnace 10.17 Ft x 8.08 Ft

4pc Bathroom 5.25 Ft x 10.42 Ft

Bedroom 10.75 Ft x 10.83 Ft

Living room/Dining room 16.50 Ft x 20.83 Ft

2pc Bathroom 5.08 Ft x 7.08 Ft

Kitchen 11.58 Ft x 12.42 Ft

Listing Presented By:



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CIR REALTY

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(CENTRAL)**

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