



# 3601 14 Street Calgary Alberta

\$524,900

Look no more - you have found a great opportunity: CHARACTER BUNGALOW that has been well cared for over two decades. MAIN with HARDWOOD floors, LARGE living room and kitchen, GREAT LIGHT from east, south and west windows! TWO bedrooms, 4-piece bath, stacked washer/dryer, and wonderful FENCED BACKYARD with 8'7 x 8'1 SHED. SEPARATE ENTRY to BASEMENT illegal suite, that was taken down to studs and rebuilt to modern building code in 2013 including full kitchen, another stacked washer/dryer, 3-piece bath and TWO additional bedrooms with egress windows! Updates include most new windows (2013 and 2019), white fridge (2017), 4-piece bath (2008), vinyl plank flooring (2019), dishwashers (2020 and 2021), Furnace (2008), upgraded to 100 AMP (2009). The property conservatively brings in \$2900 per month plus utilities. ALL THIS with a great location close to transit, shopping, all levels of school including U of C and SAIT, easy access to downtown, John Laurie Blvd, OFF-LEASH DOG PARK, Winter Club, Nose Hill and so much more! Please note roof will need maintenance, and there has been no issue with it, but has been considered in pricing this property. (id:6769)

Eat in kitchen 11.58 M x 9.42 M  
Family room 11.58 M x 9.42 M  
Bedroom 10.67 M x 9.58 M  
Bedroom 12.33 M x 11.58 M  
Laundry room 13.17 M x 4.75 M  
3pc Bathroom 6.50 M x 6.00 M  
Furnace 9.17 M x 7.42 M  
Living room 17.67 M x 11.92 M

Kitchen 8.67 M x 7.33 M  
Dining room 10.58 M x 7.75 M  
Primary Bedroom 11.00 M x 9.75 M  
Bedroom 11.83 M x 9.75 M  
Foyer 7.83 M x 4.00 M  
Other 4.33 M x 3.83 M  
Laundry room 2.33 M x 2.08 M  
4pc Bathroom 7.08 M x 4.92 M

Listing Presented By:



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Royal LePage Solutions

<http://relocatewithval.ca/>



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REALTY

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