



2652 14 Avenue Calgary Alberta

\$964,900

****Open House Sunday Aug 31 11:00am - 1:00pm * Welcome to 2652 14th Ave SW, a beautifully updated 2-storey single-family home, ideally located in the sought-after neighbourhood of Shaganappi. Offering the convenience of inner-city living AND the peace and quiet of a mature neighbourhood, this home is close to neighbourhood schools, parks and the shops and restaurants of 17th Ave. With easy access to the LRT and five minutes to downtown, this location is the perfect choice for a growing family or busy professionals. Extensively renovated in 2017, with over 3100sqft of finished living space, this home exudes charm and modern elegance with thoughtful design details in every room. Step inside to discover stunning refinished hardwood floors throughout the main level, an inviting foyer and generous south-facing living room with custom built-in bookcases and beautiful archways. The spacious dining room leads into the fully renovated chef-inspired kitchen with top-of-the-line SS appliances, including a six-burner oversized gas stove, ceiling-height custom cabinetry, and a large central island with sleek Caesarstone countertop. Multiple windows flood the space with light and direct access to the backyard along with the work/organization area is ideal for family life. A large back entry space with storage leading to the insulated single garage, and an updated 2-piece powder room, complete the main level. Upstairs you will find three generously sized bedrooms, including the primary suite with both a walk-in closet and custom-built wardrobes, and beautifully updated ensuite with new flooring, vanity, lighting and separate shower. Throughout the home new windows, trim, interior doors, paint, custom radiator covers and flooring contribute to the home's modern aesthetic. The 'back' staircase leads to a bright upper family room, featuring a newer custom fireplace, expansive bui...**

Recreational, Games room 26.17 Ft x 19.08 Ft

Bedroom 12.58 Ft x 10.08 Ft

3pc Bathroom Measurements not available

Laundry room 10.00 Ft x 7.33 Ft

Living room 19.92 Ft x 11.67 Ft

Dining room 15.83 Ft x 8.83 Ft

Other 8.67 Ft x 7.00 Ft

Family room 23.67 Ft x 13.25 Ft

Primary Bedroom 14.92 Ft x 14.58 Ft

5pc Bathroom 13.92 Ft x 8.83 Ft

Bedroom .92 Ft x 11.00 Ft

Bedroom 12.58 Ft x 10.92 Ft

a

Listing Presented By:



Originally Listed by:
MaxWell Capital Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Kitchen

12.83 Ft x 21.08 Ft

2pc Bathroom

Measurements not available

Foyer

9.33 Ft x 6.67 Ft

4pc Bathroom

Measurements not available

Other

28.00 Ft x 4.25 Ft