



5404 14 Avenue Calgary Alberta

\$398,000

Where can you find a semi-detached house with a single garage, at the price of a townhouse? Right here at 5404 14 Ave SE! THIS is your rare opportunity to own more for less. What You'll Love: * Large 38'6" x 110'11" lot (approx. 4,241 sq. ft.) -- plenty of outdoor space for kids to play and family gatherings* Only 12 minutes' drive to Downtown (Not a fan of downtown driving? Here is the Direct bus line Route 1 right by your front door: every 16 minutes on weekdays, every 25 minutes on weekends)* 7-minute walk to Penbrooke Meadows School* 4 minutes to Elliston Park -- Calgary's GlobalFest fireworks at your doorstep* 7 minutes' walk to 17 Avenue SE for fine dining, pubs, and endless amenities* Just 3 minutes' drive to Sobeys, No Frills, and Lucky Supermarket* 3 generous bedrooms upstairs* Bright, open living and dining spaces on the main level* Basement ready to be developed into a one-bedroom suite with separate entrance (upon city approval) for added value or income* Solid concrete single garage with convenient back lane access What are you waiting for? Book your private showing today and discover a home with the space to grow, the location to thrive, and the potential to build lasting value. (id:6769)

4pc Bathroom 4.92 Ft x 7.67 Ft
Bedroom 11.08 Ft x 11.00 Ft
Primary Bedroom 10.08 Ft x 13.33 Ft
Bedroom 9.75 Ft x 8.92 Ft
Bedroom 12.83 Ft x 18.50 Ft
Laundry room 13.33 Ft x 10.33 Ft
Storage 12.67 Ft x 8.25 Ft
Family room 9.83 Ft x 4.92 Ft

Other 2.58 Ft x 3.25 Ft
2pc Bathroom 4.00 Ft x 4.92 Ft
Living room 5.33 Ft x 11.00 Ft
Other 3.25 Ft x 5.00 Ft
Kitchen 10.17 Ft x 12.42 Ft
Dining room 13.42 Ft x 7.92 Ft
Living room 13.42 Ft x 13.25 Ft
Other 4.00 Ft x 3.58 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Complete Realty



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