

1331 14 Street Calgary Alberta

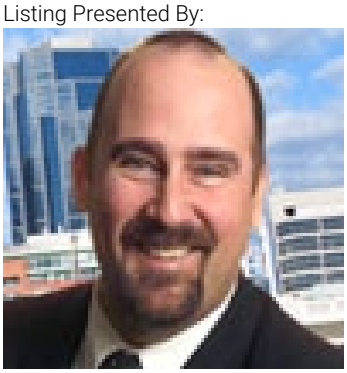
$999,900

A RARE OPPORTUNITY IN HOUNSFIELD HEIGHTS/BRIAR HILL -- offering a substantial inner-city home today with exciting possibilities for tomorrow. Set on an impressive approximately 8,094 sq. ft. elevated parcel, this unique property combines generous living space, city views, a private yard and outstanding future potential. Inside, you'll find exceptionally spacious principal rooms filled with natural light from large windows throughout. Significant improvements over the years include many newer windows, updated bathrooms, vanities, countertops and fixtures, plus a renovated kitchen featuring granite countertops, newer appliances and cork flooring. Exterior improvements include newer shingles, a resurfaced upper balcony, updated stucco, a newer front deck and a newly paved private driveway. The attached single garage features a newer overhead door and comfortably accommodates a full-size truck. The developed lower level provides even more flexibility with a large recreation room, additional bedroom and full bathroom. Enjoy expansive views, mature landscaping and a surprisingly private setting while remaining minutes from downtown, SAIT, transit, Kensington and major commuter routes. Whether you envision living in and enjoying the home as it stands, renovating further, holding for the future, or exploring redevelopment possibilities, this is a compelling opportunity on a large and distinctive inner-city site. Future development and land-use changes are subject to City of Calgary approval. (id:6769)

3pc Bathroom 7.92 Ft x 10.42 Ft
5pc Bathroom 7.42 Ft x 8.50 Ft
Bedroom 23.00 Ft x 14.25 Ft
Office 8.25 Ft x 8.25 Ft
Primary Bedroom 20.50 Ft x 14.00 Ft
Storage 2.58 Ft x 14.83 Ft
4pc Bathroom 8.00 Ft x 7.00 Ft
Bedroom 14.58 Ft x 13.00 Ft
Recreational, Games room 14.58 Ft x 23.17 Ft

2pc Bathroom 3.67 Ft x 7.00 Ft
Bedroom 11.83 Ft x 21.58 Ft
Breakfast 11.25 Ft x 6.50 Ft
Dining room 11.50 Ft x 14.00 Ft
Kitchen 11.33 Ft x 10.92 Ft
Laundry room 9.92 Ft x 8.08 Ft
Living room 16.25 Ft x 23.83 Ft
Office 11.17 Ft x 10.75 Ft
Other 14.25 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:
Real Broker

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RE/MAX Realty Professionals

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