



2722 14 Street Calgary Alberta

\$674,900

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Discover this rare opportunity to renovate, Buy & Hold, or build your dream home on this **OVERSIZED 40-ft wide lot** in Upper Mount Royal. This single-family detached home offers substantial space with **FOUR BEDROOMS ABOVE GRADE** and an additional bedroom in the illegal basement suite. Additionally, there is a double detached garage located at the back. For those interested in renovating, this home has great bones and lots of space, with over 2,600 Square Feet across 3 levels! It features a formal living room with a real wood-burning fireplace, a formal dining area with bay-style windows, a kitchen with ample storage, a newer fridge, and a massive back deck. The main level also includes a laundry area and a 2-piece powder room. The upper floor boasts four bedrooms and two full bathrooms. The primary suite includes generous closet space and a 3-piece ensuite bathroom. The other three bedrooms share a 4-piece bathroom with a tub/shower combo. The illegal basement suite features a large living and kitchen area with a real wood-burning fireplace, one bedroom with in-suite laundry, a 3-piece ensuite bathroom, a newer high-efficiency furnace, and additional storage with a cold room. The backyard offers plenty of room for entertaining on the massive deck, while the fenced front yard provides green space for gardening. The property is currently tenant-occupied with month-to-month leases that are well below market value. The upper tenant pays \$1,800, and the downstairs tenant pays \$850. Located in the prestigious Upper Mount Royal community of Calgary, this property offers a prime location with access to various amenities. Its potential for future renovation makes it an attractive option for investors. Contact us today for more information! (id:6769)

Primary Bedroom 19.33 Ft x 9.08 Ft
 Bedroom 15.83 Ft x 9.25 Ft
 Bedroom 12.17 Ft x 9.42 Ft
 Bedroom 12.58 Ft x 11.42 Ft
 4pc Bathroom .00 Ft x .00 Ft
 3pc Bathroom .00 Ft x .00 Ft

Kitchen 13.08 Ft x 10.00 Ft
 3pc Bathroom .00 Ft x .00 Ft
 Living room 21.00 Ft x 11.33 Ft
 Kitchen 18.33 Ft x 10.00 Ft
 Dining room 10.00 Ft x 8.17 Ft
 Laundry room 5.92 Ft x 3.50 Ft

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Listing Presented By:



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RE/MAX House of Real Estate

<https://www.urbanupgrade.ca/>

RE/MAX Realty Professionals

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Bedroom 13.50 Ft x 8.58 Ft

2pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 22.83 Ft x 9.33 Ft