



# 3124 14 Street Calgary Alberta

\$499,900

**\*\*OPEN HOUSE Sunday March 15 from 1pm - 3pm\*\*** Welcome to this charming bungalow duplex in Rosemont, offering 1658 Sqft of fully developed living space across two levels, combining character, privacy, and an exceptional inner city location. The main floor is open, bright, and welcoming. The living room, dining area, and kitchen connect seamlessly, with a large bay window at the front drawing in natural light and creating a comfortable focal point for the space. Built in shelving adds warmth and functionality, while a sun tube enhances the natural light throughout the day. A built in speaker system is integrated into the home for added enjoyment. The kitchen offers generous cabinet storage, laminate countertops, and a dedicated woodblock prep area for everyday cooking. A new electric range has also been recently installed. The primary bedroom is located on the main floor and is notably spacious. Double French doors open into the room, and a jetted jacuzzi tub adds a distinctive touch. Sliding patio doors lead directly to the backyard, creating an easy indoor-outdoor connection. The renovated four piece bathroom completes the main level. Downstairs, the basement provides substantial additional living space with personality. The recreation room features wood finished floors and walls, a striking world map feature wall, and a fully wood finished wet bar that makes the space ideal for entertaining. The second bedroom is generously sized, accompanied by a separate den, a fully renovated second bathroom, and a dedicated laundry room. The backyard is private and thoughtfully designed. The lot rises toward the rear where the single detached garage is positioned, creating a natural two tiered layout. A pond, pergola, and shed contribute to the atmosphere, while alley access and no neighbours behind enhance both privacy and functionality. The property backs directly onto the e...

Recreational, Games room 21.17 Ft x 11.33 Ft  
 Bedroom 16.33 Ft x 10.25 Ft  
 Laundry room 10.92 Ft x 5.50 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Den 10.67 Ft x 8.67 Ft  
 Furnace 7.17 Ft x 5.67 Ft

Kitchen 16.58 Ft x 8.08 Ft  
 Living room 19.58 Ft x 12.42 Ft  
 Dining room 16.58 Ft x 9.17 Ft  
 Primary Bedroom 22.67 Ft x 12.92 Ft  
 4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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