



## 3908 14 Avenue Calgary Alberta

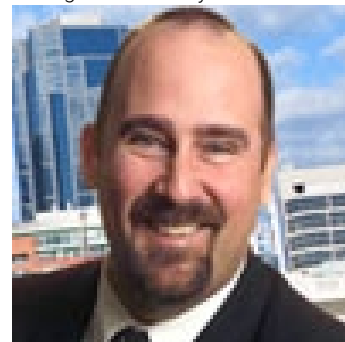
\$664,900

Here it is! Great location, one of the best streets in the area! w/corner lot and ample parking! Excellent curb appeal on this quiet location. This solid built bungalow offering 1,290 sq ft of living space, complemented by an attached double heated garage and vaulted ceilings. As you enter, you are greeted by a formal living/dining room combo that flows into the kitchen with oak cabinets & newer counters. Enjoy the warmth of a stone surround wood burning fireplace and beautiful vinyl plank floors throughout both levels. The main floor consists of a primary bedroom with a 4-piece ENSUITE, an additional bedroom which would be perfect for an office, and the convenience of MAIN FLOOR LAUNDRY. The basement offers a spacious family room, a bar area which can easily be converted to another bedroom!, Also below is a 3 piece bath, and a versatile den (no window) that can serve as a guest room. Recent updates include new paint, new floors, a 2021 water heater, High Efficiency furnace in 2017, and all windows and shingles (less than 10 yrs). This home has been well maintained and updated and awaits a new owner! Conveniently located near shopping, schools, park, and playground, C- train access, Weather you are young professionals or a retired couple, this is a great opportunity, don't miss out on this one! (id:6769)

Family room 37.42 Ft x 12.92 Ft  
Living room 18.83 Ft x 13.50 Ft  
Kitchen 11.58 Ft x 10.00 Ft  
Dining room 13.58 Ft x 7.33 Ft

Primary Bedroom 12.58 Ft x 11.08 Ft  
Bedroom 9.92 Ft x 7.92 Ft  
4pc Bathroom 8.67 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:  
Hope Street Real Estate Corp.

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**RE/MAX Realty Professionals**

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