



# 3908 14 Avenue Calgary Alberta

\$619,900

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 4 bedroom/ 3 bath room 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 could be used as an office, and you have the convenience of main floor laundry. The basement offers a large spacious family room, 2 additional bedrooms and a 3 piece bath. 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! \*This home can be converted into a 5/6 bedroom house, 2 up/3/4 down with minimal work! 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  
 3pc Bathroom 13.17 Ft x 6.00 Ft  
 Furnace 7.17 Ft x 14.25 Ft  
 Bedroom 9.67 Ft x 16.00 Ft  
 Other 10.42 Ft x 6.50 Ft  
 Bedroom 11.75 Ft x 10.25 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  
 4pc Bathroom 7.58 Ft x 4.92 Ft  
 Laundry room 7.25 Ft x 3.50 Ft  
 Other 9.67 Ft x 7.25 Ft

Listing Presented By:



Originally Listed by:  
Hope Street Real Estate Corp.

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**RE/MAX Realty Professionals**

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