

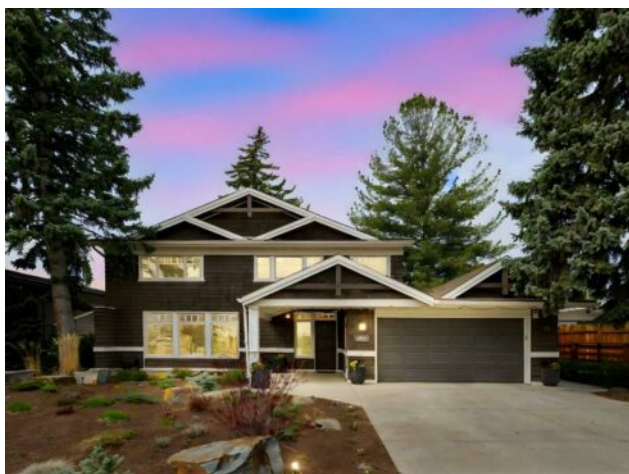


GRASSROOTS
REALTY GROUP

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4815 14A Street SW
Calgary, Alberta

MLS # A2219622



\$2,700,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Altadore | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,694 sq.ft. | Age: | 1957 (68 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Flag Lot, Front Yard, Lawn, Many Trees, Other, Private | | |

| | |
|--------------------|---|
| Heating: | Boiler, Natural Gas |
| Floors: | Concrete, Hardwood, Tile |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Wood Siding |
| Foundation: | Poured Concrete |
| Features: | Bar, Beamed Ceilings, Built-in Features |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: Steam Oven, Drawer Fridge, Wall AC Units

A rare and extraordinary offering—this fully renovated mid-century modern masterpiece sits proudly on a 68' x 110' west-backing lot, directly facing River Park with panoramic city skyline views. Located in the heart of Altadore, 4815 14A Street SW boasts 4 bedrooms, 4 bathrooms, and nearly 3,800 sq ft of exquisitely designed living space across three stunningly crafted levels. Step inside to discover 2,693 sq ft above grade, where soaring ceilings, a show-stopping glass-paneled staircase, and floor-to-ceiling windows create an ambiance of refined elegance. The heart of this home is a true culinary showpiece—featuring dual fridges, ovens, dishwashers, and sinks, endless quartz countertops, custom cabinetry, and a butler's pantry with a wine fridge and espresso bar. Massive west-facing windows flood the main level with natural light, offering seamless access to a lush, private backyard oasis with mature trees and an oversized patio—perfect for entertaining or peaceful relaxation. The expansive living room exudes sophistication with a bold black-painted mid-century brick fireplace, while the cozy family room invites intimate moments around a gas fireplace. A thoughtfully designed mudroom with custom lockers, a sink, and a powder room completes the main floor. Upstairs offers four bedrooms (or 3 + a versatile office/den) and two beautifully updated bathrooms, including a luxurious primary retreat with showstopping park + city views, a spa-inspired ensuite with soaker tub, glass shower, double vanity, and a fully customized walk-in closet. The fully finished lower level offers 1,099 sq ft of flexible space, including a large rec room, guest bedroom with a sleek 3-piece ensuite, a dedicated laundry room, storage spaces, and a bonus wine cellar—all warmed by radiant in-floor heating. Additional upgrades

include an oversized heated garage + parking pad, extensive smart-home touches, radiant floor heating in all bathrooms and basement, and a full video surveillance & alarm system. All this, in one of Calgary's most sought-after communities—steps from the Elbow River pathways, top-rated schools, tennis courts, Marda Loop's boutiques and dining, and a quick commute downtown. This iconic property offers the ultimate blend of luxury, lifestyle, and location.