



1, 3719 14A Street SW
Calgary, Alberta

MLS # A2284629



\$899,900

Division:	Altadore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,808 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 125
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, See Remarks		

Inclusions: SUITE APPLIANCES

Located on a tree lined street, steps to river park, and the heart of Marda Loop. Featuring over 1800 square feet of space on three levels, and an additional 575 square feet legal basement suite with separate entrance. (Units can be connected to basement directly if desired) High quality modern finishes throughout this spacious townhouse. Hardwood, quarts, stainless steel appliances, ceramic tiles. Three bedrooms and 3 and a half baths. An excellent main level with living, dining and large kitchen with Island. The second floor boats two large bedrooms both with large closets and ensuites. The third floor showcases an amazing Primary suite complete with a huge walk in closet, large ensuite with walk in 2 or 3 person shower. Dual sinks, and a full east facing private balcony. The basement suite features a large living area, high ceilings, separate bedroom with large closet and laundry area. Single detached garages for all units. Excellent value as a mortgage helper, home office or just a family suite. Condo plan not yet registered. Can be purchased as a 4 plus 4 unit complex also as an option for investors. A unique complex in a fantastic location.