



GRASSROOTS
REALTY GROUP

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4504 14 Street NW
Calgary, Alberta

MLS # A2296044



\$629,000

| | | | |
|------------------|----------------------------------|---------------|-------------------|
| Division: | North Haven | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,106 sq.ft. | Age: | 1963 (63 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Wet Bar | | |

Inclusions: Negotiable: All furniture and decoration

Discover the charm of 4504 14 St NW, a beautifully renovated bungalow offering breathtaking views. Conveniently sitting on a corner lot, this home offers exceptional possibilities for both first time home buyers and investors alike. This home features a modern open-concept main floor, thoughtfully updated and perfect for comfortable living. Recent upgrades include brand-new roofing installed in 2024 and a 200-amp electrical panel, ensuring long-term peace of mind, a new 2025 furnace as well! Ideally located in a desirable NW Calgary neighborhood close to parks, schools, and amenities, this property is a perfect blend of style, functionality, and convenience. Located directly across from the esteemed Winter Club, this residence offers a lifestyle of convenience and luxury. Call your favorite Realtor today!