



**14 Strathearn Gardens SW  
Calgary, Alberta**

**MLS # A2314507**



**\$619,000**

<b>Division:</b>	Strathcona Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,330 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 620
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** N/A

Set in a convenient location near shopping, transit, and recreation, this rare bungalow villa is ready for easy everyday living. Whether you are downsizing, simplifying, or planning your next chapter, this villa offers outstanding potential and great bones, ready to be transformed into something special that reflects your own style. With a walkout basement and a main floor primary suite, this is a low-maintenance home works beautifully for empty nesters or snowbirds. A bright, open-concept main floor is designed for comfortable everyday living and effortless entertaining, with vaulted ceilings, expansive windows, and seamless flow between the kitchen, dining, and living spaces. The kitchen offers generous cabinetry, stainless steel appliances, a corner pantry, and a large island with breakfast bar seating. Warm and inviting, the living room features a fireplace, new carpet, a large bay window, and access to the expansive balcony overlooking mature trees and beautifully maintained green space. A cozy den off the foyer creates the perfect work-from-home space or reading retreat, while the efficient laundry room connects to the double attached garage. The spacious primary bedroom features new carpet, dual closets, and an ensuite with double vanity, soaker tub, and separate shower. Expanding the home's living space is the fully finished walk-out basement with a light-filled family room, a second fireplace, a wet bar, and a covered patio. A private guest bedroom with its own two-piece ensuite offers comfort and privacy for visiting family and friends. Enjoy a truly walkable lifestyle just steps to neighbourhood pathways, the C-Train station, West Market Square, groceries, restaurants, and the Westside Recreation Centre. Whether you're looking to renovate and personalize or simply enjoy the ease of bungalow villa living, this well located, easy to manage property is seldom

found.