



14816 1 Street SE
Calgary, Alberta

MLS # A2314822



\$569,000

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,094 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Gas Fire Place "as-is" Window Coverings (except for the Tenant's Curtains)

Set beneath a canopy of mature trees in the heart of Midnapore, this character bungalow blends warmth, privacy, and functionality in one of Calgary's most established communities. With timeless curb appeal, a private backyard setting, and direct proximity to both Fish Creek Park and St. Mary's University, the location offers a rare balance of nature, convenience, and long-term value. The main floor features upgraded laminate flooring throughout along with 3 bedrooms, including the primary bedroom. The layout feels bright and well balanced, offering a natural flow between the main areas of the home. The kitchen connects directly to the outdoor deck, creating an easy transition into the backyard and an ideal setup for hosting or everyday use. The fully developed basement introduces a cozy lower retreat filled with character. A wood-burning fireplace anchors the family room, while the dry bar area and elevated bonus space create separation and dimension rarely found in a typical bungalow design. The fourth bedroom and second full bathroom provide additional room for guests, older children, or a home office setup. Outside, the backyard offers a private and established setting with plenty of room to unwind, while the double detached garage adds practical everyday convenience and additional storage. Located in one of Calgary's most established Lake communities with quick access to parks, pathways, schools, transit, and major routes, this is a home that blends character, comfort, and long-term value in a setting that's increasingly hard to find.