



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**712 14 Street SE
Calgary, Alberta**

MLS # A2317699



\$875,000

Division:	Inglewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,886 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Faces Front		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Many Trees		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Quartz Counters, Vinyl Windows		

Inclusions: N/A

OPEN HOUSE SATURDAY 20 JUNE 1PM TO 3PM Located on one of Inglewood's most desirable streets, this character home offers a rare opportunity just steps from Nellie Breen Park, the Bow River pathway system, and Inglewood's vibrant main street. Set on a generous 49-foot-wide lot and outside the flood fringe, the home offers nearly 2,300 sq. ft. of developed living space with 3 bedrooms and 3.5 bathrooms, including a spacious primary retreat with an ensuite bathroom and dressing area. Retaining many original features, and complemented by a thoughtful addition and updates over the years. This is a home full of charm, character, and potential. The main floor features the modern convenience of a laundry and powder room. While a fully boarded attic accessed by a drop-down ladder provides exceptional storage, a unique feature seldom found in homes. The private backyard with a covered porch, modern decking, lawn, and fire pit, is the perfect entertainment space. And parking is a standout feature, with a heated attached double garage—currently used as a Pilates studio and could be perfect for a home studio—and a front driveway that accommodates up to four additional vehicles, a rare find in Inglewood. Do not miss this opportunity, book your showing today and see why this could be the smart move for you!