



3935 14 Avenue NE
Calgary, Alberta

MLS # A2320578



\$599,000

Division:	Marlborough		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Low Flow Plumbing Fixtures, Open Floorplan, Separate Entrance, Soaking Tub, Storage		

Inclusions: Second fridge, stove, microwave hood fan, washer and dryer in the basement suite

BEAUTIFULLY RENOVATED BUNGALOW | ILLEGAL BASEMENT SUITE | SEPARATE ENTRANCES & LAUNDRY | 5 BEDROOMS | HUGE SOUTH-FACING BACKYARD | QUIET STREET | WALK TO LRT & AMENITIES | Set on a quiet street, this renovated bungalow combines modern updates, flexible living arrangements and a location that keeps daily essentials close at hand, just minutes from shopping, dining, schools, parks and transit. Fresh updates throughout create a bright, welcoming atmosphere while separate entrances and separate laundry enhance functionality for a variety of living arrangements. Gather with family and friends in the spacious living room where oversized windows draw in natural light and showcase the open layout. Designer lighting defines the adjacent dining area, creating an inviting setting for both casual meals and special occasions. Culinary creativity comes naturally in the beautifully renovated kitchen featuring stainless steel appliances, granite countertops, sleek cabinetry and a chic backsplash that adds timeless appeal. Neutral finishes and updated laminate flooring carry throughout the main level, lending a cohesive look that is both stylish and easy to maintain. Rest comfortably in the primary bedroom while 2 additional bedrooms accommodate family, guests or a home office. Daily routines feel effortless thanks to the renovated 4-piece bathroom finished with contemporary touches. Flexibility continues in the updated illegal basement suite accessed through its own separate entrance. Meal preparation remains convenient in the modern lower kitchen appointed with updated cabinetry, countertops and backsplash. Conversation flows easily between the kitchen and adjoining family room, creating a comfortable place to connect or unwind. Generous bedroom sizes add versatility with 2 large bedrooms located on this level. Added

practicality comes from a full 4-piece bathroom along with a powder room positioned near the entrance for quick cleanups after arriving home. Outside, a patio extends the living space into a huge south-facing backyard where children and pets have plenty of room to play. A charming decorative wishing well adds character to the outdoor setting while the oversized single detached garage delivers valuable parking and storage. Everyday errands become simpler with grocery stores, restaurants, shopping centres and recreation amenities all nearby. Commuters will appreciate being approximately a 10-minute walk from the LRT station, connecting you to the rest of the city with ease.