



GRASSROOTS
REALTY GROUP

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3820 14 Avenue SE
Calgary, Alberta

MLS # A2321848



\$468,800

Division:	Forest Lawn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	975 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Discover exceptional value and versatility in this beautifully renovated bi-level duplex, ideally situated on a desirable corner lot in the established community of Forest Lawn. Thoughtfully updated from top to bottom, this move-in-ready home offers modern finishes, functional living spaces, and with an illegal basement suite. The bright and inviting main floor features an open-concept layout with luxury vinyl plank flooring throughout, creating a seamless and contemporary feel. You'll find two bedrooms, including a private primary retreat complete with its own 3 pc ensuite, along with an additional full bathroom designed for family and guests. The fully developed lower level offers a well-appointed illegal basement suite featuring two spacious bedrooms, a full bathroom, and comfortable living space — ideal for extended family or potential rental income. Extensive upgrades provide peace of mind, including new Pex plumbing, brand-new vinyl windows in the basement, newer windows on the main floor, and durable luxury vinyl plank flooring throughout the entire home. Positioned on a prominent corner lot, the property offers a balcony with additional outdoor space with convenient access to nearby schools, shopping, transit, parks, and major roadways. Whether you're a savvy investor seeking rental potential or a homeowner looking for flexible multi-generational living, this extensively renovated property presents an outstanding opportunity in a well-established Calgary neighbourhood.