



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2115 14 Street SW
Calgary, Alberta

MLS # A2325858



\$575,000

Division:	Bankview		
Type:	Residential/House		
Style:	Bungalow		
Size:	738 sq.ft.	Age:	1930 (96 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Off Street, Oversized, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: Furnace in the Garage (As-Is condition as it has not been used in a few years) & 2nd Set of appliances (in the illegal suite) ~ Refrigerator, Dishwasher, Electric Stove, Microwave

INNER CITY CHARACTER BUNGALOW | Excellent Investment for Buy & Hold or Redevelopment | **FENCED** Backyard with Low Maintenance PET-RATED Turf & Stone Patio | **OVERSIZED** Double Detached Garage ~ This home is ideal for someone looking to enjoy living amongst the shops and eateries of 17th Avenue, while renting out the 1 bedroom illegal suite to help pay the mortgage ... OR an investor looking for a great inner city rental ... OR a developer looking to take advantage of the downtown densification initiative. The main floor is comfortable with a primary bedroom that fits a king-sized bed and has dual closets, another good-sized bedroom and a 4-piece bathroom, and stylish with unique character features such as original hardwood, exposed brick and a beautiful, decorative brick fireplace with a mantle. The kitchen was recently refreshed with new countertops, ceiling detail, and a top-rated full-size refrigerator. The basement has a shared common laundry area and an illegal 1 bedroom suite with a spacious kitchen and living area, a 3-piece bathroom with a newer bath fitter surround that carries a transferable lifetime warranty. Other updates in the suite include new paint and new LVP flooring. The treed back yard has a stone patio and low maintenance PET-RATED turf, refreshed fencing with gates along the south side, and leads to the Oversized Double Garage that offers ample storage and is drywalled/insulated with an older furnace (As-Is.) Both the house and garage roof and eaves were re-done in 2022 and a new garage door was installed. The front porch was re-done in 2022. The windows in the main floor bedrooms and bathroom were recently replaced as well. This home is located walking distance to parks, recreation, the Bow and Elbow River pathways, downtown, restaurants, pubs and all the amazing entertainment and shopping along 17th

Avenue. Come check it out for yourself today!