



GRASSROOTS
REALTY GROUP

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3414 Morley Trail NW
Calgary, Alberta

MLS # A2334825



\$630,000

Division:	Charleswood		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,361 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Hood Fan, Workbenches and shelves in basement, shelving & cabinets in garage

The home opens to a large foyer leading to an inviting front living room featuring hardwood flooring and an oversized bay window that fills the space with natural light. The generous dining room flows seamlessly into the kitchen, which offers full appliances including a newer stainless-steel fridge, stove, and dishwasher, plus custom cabinetry and a walk-in corner pantry. The kitchen was updated during the permitted 1980s extension, which added a bright breakfast nook. A convenient half bath completes this level. The upper floor hosts three bedrooms, including a spacious primary suite with a walk-in closet and a private south-facing balcony — perfect for morning coffee or evening relaxation. The updated four-piece bathroom provides excellent additional storage. The fully developed basement includes a fourth bedroom (non-conforming window) complete with a Murphy bed and electric fireplace, a three-piece bathroom, stacked washer/dryer, and a workshop/utility area with extensive built-in cabinetry. The south-facing backyard features a concrete patio ideal for BBQs and summer evenings, plus a walkway leading to the double detached garage. Notable upgrades include include furnace (2023) and new front concrete stairs (2025) plus newer Front and Back door. This home has been cherished for decades — come see why it won't last long!