



GRASSROOTS
REALTY GROUP

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14904 1 Street SE
Calgary, Alberta

MLS # A2335445



\$649,900

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,082 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane		

Heating: Central, Fireplace(s)

Floors: Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Siding

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Separate Entrance, Skylight(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NONE

Why settle for a starter home when you can own a home that helps pay for itself? Welcome to a rare opportunity in one of Calgary's most desirable lake communities. Beautifully renovated and move-in ready, this charming bungalow offers something that's becoming increasingly difficult to find—a fully legalized basement suite with its own private entrance and full kitchen, giving you the flexibility to generate rental income from day one or create the perfect space for extended family. Upstairs, you'll enjoy the warmth and comfort of a bright 3-bedroom home designed for everyday living. Step outside and you'll discover one of the home's biggest surprises—a huge backyard shaded by mature trees, offering plenty of room for kids to play, pets to roam, weekend BBQs, or simply relaxing with your morning coffee. An oversized double detached garage and spacious deck complete the outdoor experience. But what truly makes this home special is the lifestyle. Imagine walking to Fish Creek Provincial Park for an evening stroll, cycling along safe pathways, catching the LRT for an easy commute, or grabbing dinner at nearby restaurants without needing to drive. As a resident of this sought-after lake community, you'll enjoy year-round amenities including swimming, paddleboarding, Movies at the Lake, skating, hockey, and countless community events. Excellent schools for every stage of education are all nearby, making this a home your family can grow into. Whether you're buying your first home, looking for a smart investment, or simply wanting more value for your money, this property delivers what few others can: A detached home. A legalized income suite. A massive yard. A mature community. A lifestyle that's hard to replace. Some homes simply give you a place to live.

This one helps you build your future while enjoying it every single day.