



GRASSROOTS
REALTY GROUP

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4015 14A Street SW
Calgary, Alberta

MLS # A2344848



\$1,650,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,690 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Jetted Tub, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Second furnace.		

OH | Saturday & Sunday | September 19 & 20 | 2-4:30pm A very rare opportunity to own this expansive 1957 character home on a premium, sprawling lot in the highly desirable inner-city neighbourhood of River Park. Situated beautifully above the Elbow River and directly across from a popular dog park, this well-cared-for original 2690 sqft upper level + 812 sqft lower level, 4-bedrooms up, 3.5-bathroom residence perfectly balances mid-century charm with an unparalleled location. The main floor is designed for both elegant entertaining and comfortable family living, featuring a massive front living room with pristine park views, which flows seamlessly into a formal dining area. The bright kitchen with newer stainless steel appliance package and adjacent breakfast nook offer lovely vistas of the lush backyard, while a sunken family room boasts a distinct vintage vibe, a soaring vaulted ceiling, and a striking full-height brick fireplace. A private main-floor office and a convenient powder room complete this level. Upstairs, a clever split staircase divides the upper floor into two distinct wings. The children's wing features three large bedrooms and a dedicated family bathroom, while the private primary wing serves as a personal sanctuary. This adult retreat includes a sprawling primary bedroom, a private balcony overlooking the park, a luxurious ensuite complete with a deep soaker tub and shower, and a convenient upper laundry room. Additional living space awaits on the lower level, which hosts a massive recreation room and a third full bathroom. The outdoor living spaces are an absolute dream. The massive, mature backyard functions as a private oasis filled with lush perennials and mature trees, featuring three distinct outdoor seating areas: a charming Roman paver stone patio, a lower deck, and an upper deck accessed just off the dining room. Out front, an oversized

attached two-car garage sits off a spacious driveway. Situated in a wonderfully quiet pocket of the neighbourhood, this property offers an unparalleled lifestyle. It provides a peaceful retreat that is still exceptionally close to downtown Calgary, with easy access to major transit routes and the trendy shops and restaurants of nearby Marda Loop. Excellent educational institutions from kindergarten all the way to university are just minutes away. Whether you choose to thoughtfully renovate this mid-century gem to its former glory or utilize the incredible, expansive lot to build your ultimate custom dream home, this prime piece of River Park real estate represents a generational opportunity.