



GRASSROOTS
REALTY GROUP

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4615 14A Street SW
Calgary, Alberta

MLS # A2348046



\$1,999,900

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,594 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Hot Water
Floors:	Carpet, Hardwood, Tile
Roof:	Wood
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Exceptional Living Opportunity In Altadore Welcome to a truly rare find in the heart of Altadore. This property is situated on the only remaining large, non-redeveloped mid 14A Street corner lot, positioned directly across from the much loved off-leash River Park. This impressive and elegantly renovated two story home has been purposefully maintained to preserve much of the character and charm of the original structure, while also incorporating exquisite modern upgrades. The residence offers 2,594 square feet of living space, comprising three bedrooms and three and a half bathrooms. The main floor boasts a spacious formal living room with a fireplace, a formal dining room, a voluminous west facing solarium and a generous dining area adjacent to a well-appointed kitchen with direct access to a heated, double car garage. The garage is equipped with a raised dog shower and ample storage cabinets, offering both convenience and functionality. A large master bedroom with en suite bathroom and large south facing deck is adjacent to a park­facing den/dressing room/fourth bedroom, or nursery with its own private deck. There are three additional bedrooms with a shared full bathroom on this floor. The finished basement adds a spacious recreational room, a dedicated wine room, and a full bathroom. For car enthusiasts, the attached double car garage is accessible off 46th Avenue, while an additional single car garage off the paved back lane can easily be rebuilt to a two or three car garage. Beyond the property lines, you are steps away from a local children's playground, neighborhood convenient stores and services, Sandy Beach, Elbow River, and the Glenmore Reservoir bike path system. This corner lot gem on the much coveted 14A Street is truly an opportunity you won't want to miss.

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