



GRASSROOTS
REALTY GROUP

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3715 14A Street SW
Calgary, Alberta

MLS # A2348592



\$998,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,174 sq.ft.	Age:	1914 (112 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Primary Downstairs, Quartz Counters, Vinyl Windows		

Inclusions: n/a

Vintage meets modern in this totally restored 2 storey Victorian styled home. Characteristic large front veranda perfect for that lazy afternoon read welcomes you to step inside. The main floor has been opened up to great a lovely great room. Living room has feature electric fireplace, dining area and all new kitchen with eat up island and breakfast nook. Off the kitchen is a sliding door to your newly landscaped west backyard and deck plus steps to the new double garage. The upper level has 2 generous bedrooms, primary with walk in closet and second bedroom facing the backyard. The 4th piece bathroom completes this floor. As you make your way to the lower level stairs you will pass by the newly created 2 piece powder room, and around the corner the stairs to the lower level. There is a large rec room, 3 pc bathroom and wet bar. The mechanical room is just off the family room with new mechanicals and laundry. There is nothing left to do as this home was taken back to the studs for all new wiring throughout, new insulation for all walls, new plumbing, all new cabinetry and quartz, new flooring and finishings. Such a perfect tree lined location with steps to River Park, many shops and schools. Come take a look and be in the best priced detached home in Altadore