



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5007 14A Street SW
Calgary, Alberta

MLS # A2348595



\$1,625,000

Division:	Altadore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,726 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Garage opener and controls, window coverings

Rare opportunity! Positioned directly across the street from Sandy Beach Park, the Elbow River pathways, and the popular River Park off-leash area, this well maintained original bungalow offers with great potential and possibility over 3,400 Sqft of meticulously maintained midcentury charm spread over 2 levels. An extraordinary opportunity in one of Calgary's trendiest inner-city communities. Stepping inside, the home welcomes you with hardwood floors and charming vintage architectural details. The sunlit main living area features expansive, near floor-to-ceiling windows looking directly into the mature backyard, centered around a classic red brick wood-burning fireplace. Off the living room, step directly out onto a covered stone patio—perfect for relaxing after a walk along the river. The main level boasts a functional layout with three sunny good-sized bedrooms, a bright front dining room, and a versatile family room that could make an ideal home office. The primary bedroom includes built-in closet storage, a vanity area, and its own retro 3-piece ensuite with a stand-up shower, alongside a full main bath. The galley style kitchen opens into the large dining room with views of the park and retains its vintage charm with a built-in cooktop, wall oven, matching panel fridge, and functional built-ins. Downstairs, the fully finished basement doubles your space with a large recreation area, a second red brick wood-burning fireplace, a 2-piece powder room, a fourth bedroom or hobby room, and extensive laundry and storage facilities. Complete with a single garage, established landscaping, and a private fully enclosed yard, this property stands ready for its next chapter. Tucked into a quiet pocket of Altadore, this home delivers a peaceful parkside retreat while placing you minutes from downtown, major transit routes, walking distance from top-tier schools from

kindergarten through university, and the vibrant shops, cafes, and dining of Marda Loop. Whether you choose to renovate and preserve the authentic mid-century character or take advantage of the prime lot to build your modern dream home, the potential here is unmatched.