



**GRASSROOTS**  
REALTY GROUP

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1, 3524 14a Street SW  
Calgary, Alberta

MLS # A2351188



**\$789,000**

|           |                                                                           |        |                   |
|-----------|---------------------------------------------------------------------------|--------|-------------------|
| Division: | Altadore                                                                  |        |                   |
| Type:     | Residential/Four Plex                                                     |        |                   |
| Style:    | 3 (or more) Storey                                                        |        |                   |
| Size:     | 2,016 sq.ft.                                                              | Age:   | 2015 (11 yrs old) |
| Beds:     | 3                                                                         | Baths: | 3 full / 1 half   |
| Garage:   | Alley Access, Common, Garage Door Opener, Insulated, Single Garage Detach |        |                   |
| Lot Size: | -                                                                         |        |                   |
| Lot Feat: | Back Lane, City Lot, Front Yard, Landscaped, Low Maintenance Landscape, M |        |                   |

|             |                                                                                                                       |            |        |
|-------------|-----------------------------------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                                                               | Water:     | -      |
| Floors:     | Carpet, Hardwood, Tile                                                                                                | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                                                       | Condo Fee: | \$ 289 |
| Basement:   | Full                                                                                                                  | LLD:       | -      |
| Exterior:   | Brick, Concrete, Stucco, Wood Frame                                                                                   | Zoning:    | M-C1   |
| Foundation: | Poured Concrete                                                                                                       | Utilities: | -      |
| Features:   | Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters |            |        |

Inclusions: N/A

Highlights: 9ft ceilings, Entire third-floor dedicated primary suite, Heated bathroom floors with integrated stereo system, Immediate walking access to Marda Loop and Elbow River. Write-up: Walking into this 2015-built home, the first thing you'll notice is the massive amount of natural light and the modern, open feel. With 9-foot ceilings carrying across three different levels, the layout feels airy and highly functional. It is a completely turn-key property designed for everyday living, featuring stainless steel appliances and a built-in surround sound system seamlessly wired throughout the home. The plush carpets in each bedroom keep things grounded and comfortable, creating a quiet contrast to the vibrant, walkable neighborhood right outside your door. It beautifully balances being central to the downtown core while offering immediate access to the river and amenities. This home's footprint creates distinct privacy zones with zero wasted space. Having the primary suite occupy the entire top floor makes it feel completely secluded from the rest of the house. Up there, you get your own private SW balcony with an open roof top design for additional light, an oversized 171 sq/ft bathroom with a soaking tub, Standalone shower, and private toilet room. The secret to this layout is the hidden utility—every single bedroom comes with its own walk-in closet, and those luxury bathroom floors are also heated. You also get a highly functional second-floor office space equipped with built-in cabinets, perfect for working from home without taking over the dining room table. This location is designed for that professional couple, a growing family looking to lock down a spot in a premier community or anyone who highly values walkability. You are literally a 10-second walk from Hot Yoga, Spin and local coffee shops making after-work routines effortless. Leave the car parked

in the garage and take a walk. You have direct walking access to River Park's off-leash area and Sandy Beach, additionally you are positioned right by one of the top rated schools in the province. It is a highly efficient, low-maintenance build in an area that is sought after by many in Calgary.