

1714 14 Avenue SW  
Calgary, Alberta

MLS # A2209696



# \$878,000

<b>Division:</b>	Sunalta		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,486 sq.ft.	<b>Age:</b>	1943 (82 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

BEST street in Sunalta! Front porch charm, white picket fence & a modern functional interior is what this home is offering, across from the Calgary Tennis Club & steps from the Royal Sunalta Park. Main floor features the open concept plan with the spacious living/dining room. Gourmet kitchen with white cabinets, central island, stainless steel appliances, granite counters, perfect for entertaining. A large bedroom & 4 pc bath on the main floor. Side door will take you to the fenced backyard & to the oversized double garage. Upper floor boasts the Master bedroom with walk-in closet & a 4 pc en suite bath and the 2nd bedroom. Lower level is the family room or can be used as an office or playroom. This house was completely taken back to the studs & renovated with updated plumbing, electrical, energy efficient windows, landscaping. Recent upgrades: furnace (2017), hot water tank (2019) shingles on extension roof (2019), shingles on main house roof (2020).