



THE
A-TEAM

**RE/MAX
FIRST**

1519 14 Avenue, Calgary T3C 0W4

MLS® #: **A2131986** Area: **Sunalta** Listing Date: **05/21/24** List Price: **\$599,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1929**
Lot Information
 Lot Sz Ar: **3,251 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **725**
 Low Sqft:
 Ttl Sqft: **725**

DOM

35
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane, No Neighbours Behind, Level, Rectangular Lot**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame, Wood Siding**
 Flooring: **Hardwood, Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**
 Int Feat: **Granite Counters, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	6`4" x 12`5"	Bedroom - Primary	Main	9`0" x 9`1"
5pc Bathroom	Main	5`2" x 8`11"	Laundry	Main	2`7" x 3`5"
Bedroom	Main	8`9" x 8`11"	Dining Room	Main	9`0" x 10`9"
Living Room	Main	13`11" x 10`8"	Entrance	Main	4`4" x 4`7"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

M-CG d111

Legal Desc:

5380V

Remarks

Pub Rmks:

Discover your perfect opportunity at 1519 14 Ave SW! Nestled in the trendy neighborhood of Sunalta, this renovated character home offers the ideal blend of charm and convenience. Just steps away from parks, schools, churches, and shopping, it's perfectly situated for a vibrant lifestyle. As you enter, you'll be greeted by hardwood floors and unique archways that lead from the bright living room to the dining and kitchen areas. The galley-style kitchen features quartz countertops, dark wood cabinetry, and sleek stainless-steel appliances, making it a delightful space for cooking and entertaining. The main floor includes two well-appointed bedrooms and a 4-piece bathroom complete with granite countertops and dual sinks. Downstairs, the partially-finished basement offers an additional flex room and plenty of potential for customization. Newer functional upgrades include a new electrical panel, furnace, roof, plumbing, and windows, ensuring peace of mind. Families will appreciate the top-ranked Sunalta School for elementary students, with Mount Royal School for middle school and Western Canada for high school, providing excellent educational opportunities. Plus, with close proximity to transit and popular restaurants on 17th Ave, this home combines comfort with convenience. Don't miss out on this hidden gem in Sunalta - your future home or investment awaits!

Inclusions:

None

Property Listed By:

Skyrock

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







