



THE
A-TEAM

**RE/MAX
FIRST**

3524 14A Street #2, Calgary T2T3X9

MLS®#: **A2136803**

Area: **Altadore**

Listing Date: **06/13/24**

List Price: **\$730,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Single Garage Detached**

Finished Floor Area

Abv Sqft: **2,030**
Low Sqft:
Ttl Sqft: **2,030**

DOM

15

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

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

Utilities and Features

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

Construction: **Brick,Concrete,Stucco**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`5" x 6`7"	Dining Room	Main	16`7" x 10`1"
Kitchen	Main	11`8" x 12`10"	Living Room	Main	17`6" x 11`0"
Pantry	Main	4`6" x 5`6"	5pc Bathroom	Upper	11`2" x 7`0"
Bedroom	Upper	16`11" x 12`7"	Bedroom	Upper	11`2" x 11`10"
Laundry	Upper	5`2" x 6`6"	5pc Ensuite bath	Second	11`1" x 12`7"
Bedroom - Primary	Second	16`3" x 16`3"	Walk-In Closet	Second	5`3" x 12`7"
4pc Bathroom	Basement	5`0" x 9`3"	Bedroom	Basement	10`11" x 11`11"

Game Room

Basement

19`4" x 16`7"

Furnace/Utility Room
Legal/Tax/Financial

Basement

9`11" x 7`8"

Title:
Fee Simple
Fee Freq:
Monthly
Legal Desc:

Zoning:
M-C1

1710943

Remarks

Pub Rmks:

Located in the popular community of Altadore and just a quick walk to Marda Loop and the Altadore river park, this unique three storey, 4 bedroom and 3.5-bathroom unit is a must see! Main floor highlights include modern finishings of sleek glass railings, engineered hardwood floors, flat painted ceilings, modern kitchen cabinetry, quartz countertops, high-end KitchenAid stainless steel appliances, contemporary lighting fixtures and decorative backsplash. Follow the open riser staircase to the second floor featuring a home office, two large bedrooms and a five-piece common bathroom and laundry. The third floor is a retreat to the primary room offering plenty of closet space, a five-piece ensuite with dual sinks, a free-standing tub and glass enclosed shower. The basement presents a rec room, a 4th bedroom, a full bathroom, and plenty of storage. This property also comes with a single detached garage to keep the car out of the elements for the winter months ahead. Within walking distance to all the shops and restaurants along 33rd avenue and all that nature has to offer along the river. A quick drive to downtown and the nightlife on 17th avenue. Located close to schools, parks, playgrounds, transit and more. Book your viewing today!

Inclusions:
Property Listed By:

N/A
CIR Realty

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









