



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2919 14 Avenue, Calgary t2n1n3**

MLS®#: **A2139259** Area: **St Andrews Heights** Listing Date: **06/07/24** List Price: **\$1,079,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1955**  
Lot Information  
 Lot Sz Ar: **6,361 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,218**  
 Low Sqft:  
 Ttl Sqft: **1,218**

DOM

**23**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **6**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Level,Many Trees,Street Lighting,Yard Drainage,Yard Lights,Private,Secluded,Sloped,Views**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Barbecue,Garden,Lighting,Private Yard,Storage**

Construction: **Concrete,Mixed**  
 Flooring: **Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**  
 Int Feat: **Closet Organizers,Granite Counters,Natural Woodwork,No Smoking Home,Open Floorplan,Separate Entrance,Stone Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 8`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`2" x 10`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 9`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>15`6" x 14`1"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>Workshop</b>	<b>Basement</b>	<b>10`11" x 9`8"</b>	<b>Game Room</b>	<b>Lower</b>	<b>25`1" x 9`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 9`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 9`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 13`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`7" x 6`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C1**

**7527GN**

Remarks

Pub Rmks:

**This is the home you've been waiting for - a combination of premium location, huge mature lot, excellent layout, and beautiful finishes unlike anything else in the area. This outrageously gorgeous, rare 3-bedroom, 2-bathroom bungalow boasting over 2000 sq ft of completed living space is located in the highly coveted St. Andrews Heights community is just a short stroll from Foothills Hospital and the University of Calgary. Boasting lush landscaping and captivating curb appeal, this home exudes timeless mid century family vibes. Situated on a spacious 53 x 120' lot with a south-facing yard, it's drenched in natural light all day long. Meticulously maintained by its current owner, this property radiates pride of ownership with numerous upgrades. Step inside to a warm and inviting living room, highlighted by a stunning wood-burning fireplace with a natural stone surround. The sunlit main floor, adorned with gleaming hardwood floors and bay windows in the living room make eating meals so relaxing especially with the dining room overlooking the sensational landscaping in the rear yard. The open-concept layout seamlessly connects the living, dining, and kitchen areas, making it perfect for entertaining friends and family. The kitchen, completely renovated in 2017 by Denca, is a chef's dream with tropical olive cabinets, upgraded granite countertops, stylish full-height cabinetry, and stainless steel appliances. A skylight and bay window further illuminate this bright and airy feel and would make any cook feel pampered. Enjoy your morning coffee or host evening gatherings in the expansive backyard with a majestic elm tree as the centerpiece, offering breathtaking views to the south and a perfect setting for outdoor entertaining and evening BBQs with friends and family. The generously sized master bedroom includes a walk-in closet, providing ample storage. Two additional bedrooms (one with patio sliders perfect for office) and a 4-piece bathroom complete the main floor, offering comfortable accommodations for family or visiting guests. The versatile basement features a spacious recreation room, an additional mammoth bedroom with egress windows, a workshop, pantry, laundry area, storage room, 3-piece bathroom, and extra storage under the stairs. This lower-level space is ideal for entertaining or separate living arrangements perfect for U of C students. Outside, the beautifully landscaped backyard invites you to savor the summer months. With a deck for outdoor entertaining, an alpine rock garden, a tranquil water feature, and an abundance of mature trees, shrubs, fruit trees, and perennials, this backyard offers a private and serene escape and the sunken double car garage adds convenience while not hindering the views! If you are a snowbird, this is dream and perfect for anyone looking to downsize into a streamlined low maintenance lifestyle. Don't miss your chance to own this incredible home! A must to see, Call today to schedule a viewing!**

Inclusions:  
Property Listed By:

**N/A**  
**MaxWell Capital Realty**

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











