



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3715 14A Street, Calgary T2T 3Y1**

MLS® #: **A2139544**

Area: **Altadore**

Listing Date: **06/08/24**

List Price: **\$799,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1914**

Lot Information

Lot Sz Ar: **3,132 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,166**  
Low Sqft:  
Ttl Sqft: **1,166**

DOM

**112**  
Layout  
Beds: **2 (2 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Interior Lot,Rectangular Lot**  
Park Feat: **Off Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Garden,Private Yard**

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

Kitchen Appl: **Electric Oven,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Soaking Tub,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`3"</b>
<b>Family Room</b>	<b>Main</b>	<b>14`8" x 12`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`0" x 9`7"</b>
<b>Storage</b>	<b>Main</b>	<b>8`9" x 4`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`6" x 9`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 9`7"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`6" x 10`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`9" x 11`2"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`9" x 5`7"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`6" x 13`3"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1965P**

Zoning:  
**R-C2**

Remarks

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Pub Rmks: **OPEN HOUSE on SUNDAY, June 9th 11AM - 3PM. Welcome to the sought after neighbourhood of Altadore. You are located a mere steps to a Massive Off-leash dog park and plenty of shopping and transportation. You can get to downtown in minutes and within a short distance to the Saddledome and Stampede Grounds. There are many top-notch schools in this area, with the top Public, Catholic and Private Schools. This Historical 1914 Home has been updated with it's electrical and contains no asbestos. The kitchen was completely redone with new insulation in the walls there. It has maintained it's old world charm and has large mature trees. Perfect for living here or a character AirBNB that would be highly sought after. The single garage in the back is large enough for your car or truck. The porch at the front is perfect for enjoying your morning coffee and would be perfect a swinging bench. The basement is unspoiled and perfect for your storage or finishing ideas. This lot has no telephone pole in the back which makes it easy to build a double detached garage in the back in the future. You will love the convenience and lifestyle of this neighbourhood. Seeing is Truly Believing so book your showing today.**

Inclusions: **none**  
Property Listed By: **Real Broker**

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