



THE
A-TEAM

**RE/MAX
FIRST**

3522 14A Street #1, Calgary T2T 3X9

MLS® #: **A2140341** Area: **Altadore** Listing Date: **06/11/24** 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**

Finished Floor Area
 Abv Sqft: **2,007**
 Low Sqft:
 Ttl Sqft: **2,007**

DOM

19
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat:

Rectangular Lot
Single Garage Detached

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Concrete, Stucco**
 Heating: **Forced Air** Flooring: **Carpet, Hardwood, Tile**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Third	23`2" x 10`11"	Bedroom	Upper	11`11" x 11`1"
Bedroom	Upper	11`11" x 10`3"	Bedroom	Basement	10`10" x 10`2"
Living/Dining Room Combination	Main	27`6" x 13`0"	Kitchen	Main	11`8" x 10`9"
Game Room	Basement	12`5" x 10`10"	Den	Upper	9`9" x 5`1"
Laundry	Upper	5`3" x 3`3"	Furnace/Utility Room	Basement	14`2" x 7`0"
2pc Bathroom	Main	5`2" x 4`5"	4pc Bathroom	Basement	9`3" x 4`11"
5pc Ensuite bath	Upper	9`8" x 4`10"	5pc Ensuite bath	Third	16`10" x 10`3"

Title: **Fee Simple**
Zoning: **M-C1**
Fee Freq: **Monthly**
Legal Desc: **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: **NA**
Property Listed By: **CIR Realty**

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







