



THE
A-TEAM

**RE/MAX
FIRST**

1123 14 Street, Calgary T2Z 2S6

MLS®#: **A2161925**

Area: **Hounsfield
Heights/Briar Hill**

Listing **09/04/24**

List Price: **\$970,000**

Status: **Active**

County: **Calgary**

Date:
Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1953**

Finished Floor Area

Abv Sqft: **1,308**

Low Sqft:

Ttl Sqft: **1,308**

Lot Information

Lot Sz Ar: **5,400 sqft**

Lot Shape:

DOM

14

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **4 Level Split**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),Balcony,Private Entrance,Private Yard**

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

Kitchen Appl: **Electric Stove,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Bar,Beamed Ceilings,Built-in Features,Closet Organizers**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Second	7`2" x 7`3"
Dining Room	Main	17`2" x 7`7"
Living Room	Main	24`7" x 13`3"
Furnace/Utility Room	Basement	19`8" x 8`6"
Game Room	Basement	24`6" x 12`7"
Bedroom	Third	12`11" x 10`3"

Room	Level	Dimensions
Kitchen	Main	16`8" x 8`8"
Bedroom - Primary	Second	13`4" x 10`2"
Bedroom	Second	11`2" x 11`11"
Game Room	Main	24`6" x 12`7"
3pc Bathroom	Basement	7`11" x 4`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5625AC

Zoning:
RC-1

Remarks

Pub Rmks:

OPEN HOUSE Sunday 1:00-3:00PM Come see this beautiful Property for yourself!! Welcome to 1123 14 Street NW!! This UNIQUE 3 bedroom 1950's 4 level split home has undergone a massive renovation that has completely revamped the exterior of the house. From double insulating the walls with hardy board to replacing every eavestrough, fascia, soffit, and gutter, no detail was left untouched! A new concrete retaining wall and fence were added along with a refreshed driveway & stunning concrete steps leading to the entryway. The custom windows and doors now showcase the modern aesthetic of the home. INSIDE the Kitchen underwent a stunning transformation with new cabinets, countertops made of recycled glass, new floors and brand new appliances to elevate the space to new heights! The hardwood floors throughout the rest of the home were refinished while a fresh coat of paint and new light fixtures bring new life to the interior. To top it all off the new washer and dryer were installed ensuring modern convenience. IMAGINE THE POSSIBILITIES with having this ILLEGAL SEPARATE SUITE one huge bedroom, kitchen, living area & full bathroom that can be used as an income-generating rental, a private guest space or even a home office with its prime location close to SAIT, Kensington, Restaurants and so much more! Call today for your viewing. Oversized detached garage in back!

Inclusions:
Property Listed By:

n/a
The Agency Calgary

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













