



THE
A-TEAM

**RE/MAX
FIRST**

3706 14A Street, Calgary T2T3X9

MLS®#: **A2170758**

Area: **Altadore**

Listing Date: **10/04/24**

List Price: **\$1,199,000**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 20-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,524

Year Built:

2016

Low Sqft:

Lot Information

Ttl Sqft:

2,524

Lot Sz Ar:

3,122 sqft

Lot Shape:

DOM

60

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Membrane**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer,Window Coverings,Wine Refrigerator

Int Feat:

Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Open Floorplan,Pantry,Recessed Lighting,Skylight(s),Vaulted Ceiling(s),Wet Bar,Wired for Sound

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`9" x 5`1"
Kitchen With Eating Area	Main	19`1" x 13`3"
Mud Room	Main	5`0" x 11`2"
Bedroom	Second	13`8" x 9`7"
Laundry	Second	6`9" x 5`11"
4pc Ensuite bath	Second	8`8" x 4`11"
Bedroom - Primary	Third	21`7" x 14`2"

Room	Level	Dimensions
Living Room	Main	13`5" x 16`2"
Dining Room	Main	14`4" x 13`1"
Loft	Second	19`11" x 5`6"
4pc Ensuite bath	Second	5`1" x 11`5"
Bedroom	Second	12`0" x 13`5"
5pc Ensuite bath	Third	11`1" x 13`2"
Balcony	Third	17`5" x 5`6"

Bedroom
Media Room

Basement
Basement

10`1" x 12`10"
10`8" x 14`11"

4pc Ensuite bath
Family Room
Legal/Tax/Financial

Basement
Basement

4`11" x 8`2"
19`0" x 15`0"

Title:
Fee Simple
Legal Desc:

1965P

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to an extraordinary living experience in a premier location in sought-after Altadore, where this beautiful property offers over 3,100sq of luxurious living space. The open concept main floor hosts wide plank hardwood flooring throughout, a living room with soaring ceiling & floor to ceiling full tiled fireplace, gourmet kitchen with an oversized island, extensive custom cabinetry, high-end appliance package and large dining area. An elegant open riser staircase leads to the second level introducing a loft area, 2 bedrooms (each with a private 4 piece ensuite) & laundry room. The top level features private master retreat with access to a private balcony, custom walk-in closet & spa-inspired 5 piece bath with dual sinks, tranquil freestanding soaker tub & separate shower with steam feature. The professionally developed basement boasts spacious family/media room complete with wet bar, also a flex area (great for gym equipment) & fourth bedroom with private 4 piece ensuite. Further features include in-ceiling speakers, fenced back yard with access to the double detached garage. Great location, just steps to excellent schools, shopping, public transit and minutes to River Park, Marda Loop, Downtown core via 14th Street. Book your showings today!

Inclusions:
Property Listed By:

N/A
Greater Calgary Real Estate

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











