



THE
A-TEAM

**RE/MAX
FIRST**

4504 14 Street, Calgary T2K 1J6

MLS®#: **A2185171**

Area: **North Haven**

Listing Date: **01/02/25**

List Price: **\$639,000**

Status: **Active**

County: **Calgary**

Change: **-\$36k, 26-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1963**

Lot Information

Lot Sz Ar: **5,392 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,106**

Low Sqft:

Ttl Sqft: **1,106**

DOM

93

Layout

Beds: **5 (3 2)**

Baths: **1.0 (1 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Bar,Bathroom Rough-in,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`10" x 14`6"
Dining Room	Main	8`11" x 8`7"
Bedroom	Main	12`5" x 8`2"
Family Room	Basement	25`3" x 21`4"
Bedroom	Basement	13`1" x 10`10"
4pc Bathroom	Main	12`8" x 4`11"

Room	Level	Dimensions
Kitchen	Main	12`10" x 12`9"
Bedroom - Primary	Main	12`8" x 12`5"
Bedroom	Main	11`4" x 8`8"
Storage	Basement	13`3" x 8`6"
Bedroom	Basement	13`2" x 13`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1169JK

Remarks

Pub Rmks: **OPEN HOUSE MARCH 2ND,2025 FROM 1PM-4PM. Discover the charm of 4504 14 St NW, a beautifully renovated bungalow offering breathtaking views. Conveniently sitting on a corner lot, this home offers exceptional possibilities for both first time home buyers and investors alike. This home features a modern open-concept main floor, thoughtfully updated and perfect for comfortable living. Recent upgrades include brand-new roofing installed in 2024 and a 200-amp electrical panel, ensuring long-term peace of mind. Don't forget, the basement has already had plumbing roughed in, ready for your ideal bathroom! Ideally located in a desirable NW Calgary neighbourhood close to parks, schools, and amenities, this property is a perfect blend of style, functionality, and convenience. Located directly across from the esteemed Winter Club, this residence offers a lifestyle of convenience and luxury. Call your favourite Realtor today!**

Inclusions: **Negotiable: All furniture and decoration**
Property Listed By: **eXp Realty**

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







