



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4111 14A Street, Calgary T2T 3Y3**

MLS® #: **A2185750**

Area: **Altadore**

Listing Date: **01/07/25**

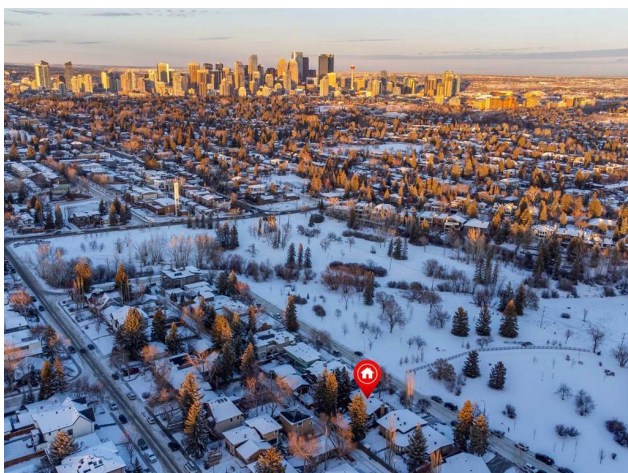
List Price: **\$1,499,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1957**

Lot Information

Lot Sz Ar: **6,350 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,See Remarks,Views**  
Park Feat: **Double Garage Detached,Driveway**

DOM

**3**

Layout

Beds: **3 (1 2 )**  
Baths: **2.0 (2 0)**  
Style: **4 Level Split**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Garburator,Gas Stove,Microwave,Refrigerator**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 14`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`0" x 14`0"</b>	<b>Family Room</b>	<b>Basement</b>	<b>24`0" x 13`5"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>16`4" x 11`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>15`10" x 10`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`5" x 11`0"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>10`0" x 4`2"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>8`0" x 8`0"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**148HE**

Remarks

Pub Rmks: **Here is your chance to own a piece of Calgary's most sought-after real estate. Build your dream home on this stunning lot, with breathtaking downtown views and overlooking River Park and the Elbow River valley. With 6350 sqft of space (63'7" x 100'), this east-facing lot is perfect for creating a show-stopping home. Its prime location at the north end of River Park, right next to the pathway system, offers the rare combination of a vibrant inner-city lifestyle and direct access to Calgary's natural beauty on your doorstep. As one of Calgary's most vibrant inner-city communities, Altadore boasts modern amenities, a strong community spirit, and exceptional outdoor spaces like River Park, the city pathway system, and the Elbow River. It's no wonder Altadore is renowned as one of Calgary's most desirable neighbourhoods. The existing home has undergone various updates and provides an opportunity to renovate or live in the property until you're ready to build.**

Inclusions:  
Property Listed By: **Basement Media Unit  
Charles**

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

