



THE
A-TEAM

**RE/MAX
FIRST**

3908 14 Avenue, Calgary T2A7L6

MLS®#: **A2188417**

Area: **Marlborough**

Listing Date: **01/17/25**

List Price: **\$619,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1987**

Finished Floor Area

Abv Sqft: **1,286**
Low Sqft:
Ttl Sqft: **1,286**

Lot Information

Lot Sz Ar: **4,057 sqft**
Lot Shape:

DOM

36
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Corner Lot,Few Trees,Front Yard,Lawn,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Ceiling Fan(s),Central Vacuum,Chandelier,Jetted Tub,Laminate Counters,Pantry,Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	18`10" x 13`6"
Dining Room	Main	13`7" x 7`4"
Bedroom - Primary	Main	12`7" x 11`1"
4pc Ensuite bath	Main	8`8" x 5`11"
3pc Bathroom	Basement	13`2" x 6`0"
Furnace/Utility Room	Basement	7`2" x 14`3"
Other	Basement	10`5" x 6`6"

Room	Level	Dimensions
Kitchen	Main	11`7" x 10`0"
Family Room	Basement	37`5" x 12`11"
Bedroom	Main	9`11" x 7`11"
4pc Bathroom	Main	7`7" x 4`11"
Laundry	Main	7`3" x 3`6"
Bedroom	Basement	9`8" x 16`0"
Mud Room	Main	9`8" x 7`3"

Bedroom **Basement** **11`9" x 10`3"** Legal/Tax/Financial

Title: Zoning: **R-C1**
Fee Simple
Legal Desc: **8411128** Remarks

Pub Rmks: **Here it is! Great location, one of the best streets in the area! w/corner lot and ample parking! Excellent curb appeal on this quiet location. This solid built 4 bedroom/ 3 bath room bungalow offering 1,290 sq ft of living space, complemented by an attached double heated garage and vaulted ceilings. As you enter, you are greeted by a formal living/dining room combo that flows into the kitchen with oak cabinets & newer counters. Enjoy the warmth of a stone surround wood burning fireplace and beautiful vinyl plank floors throughout both levels. The main floor consists of a primary bedroom with a 4-piece ENSUITE, an additional bedroom which could be used as an office, and you have the convenience of main floor laundry. The basement offers a large spacious family room, 2 additional bedrooms and a 3 piece bath. Recent updates include new paint, new floors, a 2021 water heater, High Efficiency furnace in 2017, and all windows and shingles (less than 10 yrs). This home has been well maintained and updated and awaits a new owner! *This home can be converted into a 5/6 bedroom house, 2 up/3/4 down with minimal work! Conveniently located near shopping, schools, park, and playground, C- train access, Weather you are young professionals or a retired couple, this is a great opportunity, don't miss out on this one!**

Inclusions: **NA**
Property Listed By: **Hope Street Real Estate Corp.**

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







