



THE
A-TEAM

**RE/MAX
FIRST**

917 14 Street, Calgary T2G3K2

MLS®#: **A2196474**

Area: **Inglewood**

Listing Date: **02/28/25**

List Price: **\$649,999**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1912**

Lot Information

Lot Sz Ar: **1,636 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,244**
Low Sqft:
Ttl Sqft: **1,244**

DOM

10
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Landscaped,Street Lighting**
Park Feat: **Alley Access,Off Street,Outside,Parking Pad,See Remarks,Unassigned**

Utilities and Features

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

Construction: **Brick**
Flooring: **Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Closet Organizers,Crown Molding,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`3" x 12`0"
Dining Room	Main	15`4" x 9`7"
Bedroom - Primary	Second	15`5" x 13`1"
4pc Bathroom	Second	11`7" x 5`8"
Laundry	Lower	11`3" x 8`5"

Room	Level	Dimensions
Kitchen	Main	11`7" x 8`3"
Family Room	Lower	19`2" x 18`10"
Bedroom	Second	12`6" x 11`7"
3pc Bathroom	Lower	8`5" x 7`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7710097

Remarks

Pub Rmks:

A RARE GEM in TRENDY INGLEWOOD - a stunning 1912 Heritage BRICK TOWNHOME. Step into this beautifully reimagined and thoughtfully RENOVATED home, where timeless character meets MODERN LIVING. Exposed BRICK WALL pays homage to its storied past, while STYLISH UPDATES blend seamlessly to offer both charm and contemporary comfort. The NEUTRAL PALETTE creates a warm and inviting atmosphere with BAMBOO FLOORING throughout. An UNIQUE HANDCRAFTED PINE STAIRCASE adds architectural interest. The formal living room boasts a timeless BRICK WALL, exuding charm and sophistication! Graceful CURVED ARCHES create a sense of flow between spaces. Whether used for intimate gatherings or as a stylish lounge, this versatile room adapts to your lifestyle. Adjacent to the living area, the formal dining room is designed for those who love to entertain. With a CLASSIC PASS THROUGH to the kitchen, hosting dinner parties is effortless. The space is perfectly proportioned to accommodate guests comfortably, making every meal a memorable occasion. The WHITE THEMED KITCHEN features QUARTZ COUNTERTOPS, SUBWAY TILE BACKSPLASH, SHAKER STYLE CABINETS, and NEW STAINLESS STEEL APPLIANCES. Such a well-proportioned kitchen designed for effortless cooking and functionality. Upstairs, two generously sized bedrooms provide ample space for comfort and relaxation. The main bath is a LUX RETREAT featuring a FREESTANDI SOAKER TUB for ultimate comfort. Another handcrafted pine staircase also leads to the lower level, where you'll find open space, ideal for a future Family Room,, Games Area or dedicated Work out space.. Partially developed down with an UPDATED 3-piece BATH, and a laundry room with ample storage. Note both staircases have detachable sections to accommodate furniture moving. This is one of the two units with a REAR DECK.. There is parking in the back but not defined stalls. Off street PERMIT perking available. The townhome has been designed with style and functionality in mind, and is a must-see. Don't miss your chance to own this exceptional property with a seamless blend of history and modern design. It is a rare opportunity to own a piece of Calgary's sought-after neighborhood. Experience the best of Inglewood—just steps from Eclectic BOUTIQUES, Renowned RESTAURANTS, local MICRO BREWERIES, the MUSIC MILE and SCENIC RIVER PATHWAYS..

Inclusions:
Property Listed By:

N/A
Coldwell Banker Mountain Central

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











