



THE
A-TEAM

**RE/MAX
FIRST**

1123 14 Street, Calgary T2N 2A5

MLS®#: **A2204167**

Area: **Hounsfield
Heights/Briar Hill**
County: **Calgary**

Listing Date: **03/20/25**
Change: **None**

List Price: **\$899,900**

Association: **Fort McMurray**

Status: **Active**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1953**
Lot Information
Lot Sz Ar: **5,500 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,190**
Low Sqft:
Ttl Sqft: **1,190**

DOM

28
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Interior Lot,Many Trees,Rectangular Lot,Sloped,Street Lighting,Views**
Park Feat: **Double Garage Detached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Awning(s),Private Entrance,Private Yard**

Construction: **Brick,Cement Fiber Board,Wood Frame**
Flooring: **Carpet,Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Bar,Beamed Ceilings,Bookcases,Breakfast Bar,Built-in Features,Pantry,Storage,Track Lighting**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: Fee Simple	Zoning: R-CG
Legal Desc: 5625AC	

Remarks

Pub Rmks: **A fully renovated gem boasting over 2,230 sq ft of developed living space with captivating views of the downtown skyline. Sitting on a 50' lot this 4-level split is**

within walking distance to all amenities and will impress you the minute you walk inside. A spacious private front porch is an ideal space to remove muddy boots before walking into this clean modern aesthetic abode. Hardwood floors grace the main and upper levels while modern light fixtures and large windows ensure the home is flooded with light. The kitchen has been fully transformed into a warm and inviting space for cooking and entertaining with ample cabinetry, pantry, and stainless steel appliances. Elevating the space is the unique recycled glass countertops that wrap around from the kitchen to the sunken dining room forming a raised breakfast bar and serving station. An expansive living room showcases beamed ceilings and a custom media built-in with a linear electric fireplace. Upstairs is home to a full bathroom and two spacious bedrooms with large windows capitalizing on those downtown views. The lower level can ideally function as a 1 bedroom illegal suite with a separate entry, kitchenette with dining area. An extensive rec room is highlighted by beamed ceilings, built-in bookshelf and corner wood burning fireplace. A full bathroom is just off the utility room where you'll find the washer/dryer and workshop. Mature evergreens fill the backyard and offer a private and tranquil oasis while conversations and laughs can be enjoyed on the large deck. Plenty of parking with the rear accessed detached double garage or front accessed parking pad. Situated within walking distance to SALT, C-Train, and the Jubilee Auditorium, and a quick commute to Kensington, McMahon Stadium and so much more. Don't miss out on your chance to own the incredible property.

Inclusions:

Property Listed By:

n/a

RE/MAX House of Real Estate

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











