

**3124 14 Street NW**  
**Calgary, Alberta**

**MLS # A2288350**



**\$499,900**

<b>Division:</b>	Rosemont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	852 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Private, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, French Door, Jetted Tub, No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** None

**\*\*OPEN HOUSE Saturday March 7 AND Sunday March 8 from 1pm-3pm\*\*** Welcome to this charming bungalow duplex in Rosemont, offering 1658 Sqft of fully developed living space across two levels, combining character, privacy, and an exceptional inner city location. The main floor is open, bright, and welcoming. The living room, dining area, and kitchen connect seamlessly, with a large bay window at the front drawing in natural light and creating a comfortable focal point for the space. Built in shelving adds warmth and functionality, while a sun tube enhances the natural light throughout the day. A built in speaker system is integrated into the home for added enjoyment. The kitchen offers generous cabinet storage, laminate countertops, and a dedicated woodblock prep area for everyday cooking. A new electric range has also been recently installed. The primary bedroom is located on the main floor and is notably spacious. Double French doors open into the room, and a jetted jacuzzi tub adds a distinctive touch. Sliding patio doors lead directly to the backyard, creating an easy indoor-outdoor connection. The renovated four piece bathroom completes the main level. Downstairs, the basement provides substantial additional living space with personality. The recreation room features wood finished floors and walls, a striking world map feature wall, and a fully wood finished wet bar that makes the space ideal for entertaining. The second bedroom is generously sized, accompanied by a separate den, a fully renovated second bathroom, and a dedicated laundry room. The backyard is private and thoughtfully designed. The lot rises toward the rear where the single detached garage is positioned, creating a natural two tiered layout. A pond, pergola, and shed contribute to the atmosphere, while alley access and no neighbours behind enhance both privacy and functionality. The property

backs directly onto the expansive park and athletic fields of Rosemont School. The setting is a rare combination of green space and urban convenience. Located across from Confederation Park Golf Course and Confederation Park, and within close proximity to SAIT and the University of Calgary, this home offers access to some of Calgary's most established amenities while maintaining a quiet residential feel. A well cared for home with character, flexibility, and a location that continues to hold long term appeal.