

14904 1 Street SE
Calgary, Alberta

MLS # A2335445



\$639,900

Division:	Midnapore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,082 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Skylight(s)		

Inclusions: NONE

Lake Community / Legalized Basement Suite / Large Lot / Close to C-Train Why settle for a starter home when you can own a home that helps pay for itself? Located in one of Calgary's premier established lake communities, this charming bungalow sits on a massive lot and features a City-approved, fully registered 1-bedroom legal basement suite (Sticker #1952). Complete with its own private entrance and full kitchen, it is the perfect setup to generate premium rental income or house extended family. The property boasts massive capital updates completed between 2020 and 2025, offering total peace of mind. The mechanical systems have been modernized with a high-efficiency furnace and a new hot water tank. Outside, the massive, mature yard features a newly built deck, a redone fence, and an oversized double detached garage—perfect for weekend BBQs and outdoor living. Inside, the home is entirely turnkey. Updates include new flooring throughout the entire house, partially replaced windows, fresh paint on the walls and cabinets, and a stylish new kitchen backsplash. Both the main level—featuring a bright 3-bedroom layout—and the totally renovated basement and upstairs bathroom feel fresh, modern, and completely move-in ready. Location is everything: you are just a 10-minute walk to the C-Train, a short stroll to Fish Creek Provincial Park, and within 10 minutes of top-ranking schools. This home doesn't just offer an incredible lifestyle—it invests in your future.