

3908 14 Avenue NE
Calgary, Alberta

MLS # A2203781



\$555,000

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|------------------|---|---------------|-------------------|
| Division: | Marlborough | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,286 sq.ft. | Age: | 1987 (38 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Few Trees, Front Yard, Lawn, Rectangular Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Aluminum Siding , Brick, Wood Frame | Zoning: | R-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Jetted Tub, Laminate Counters, Pantry, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | NA | | |

Here it is! A solid & well maintained home, located on one of the best streets in the area! w/corner lot and ample parking! Excellent curb appeal on this quiet location. This 4 bedroom/ 3 bath room bungalow offers 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, Whether you are young professionals or a retired couple, this is a great opportunity, don't miss out on this one!