

\$769,888 - 3234 14 Street Sw, Calgary

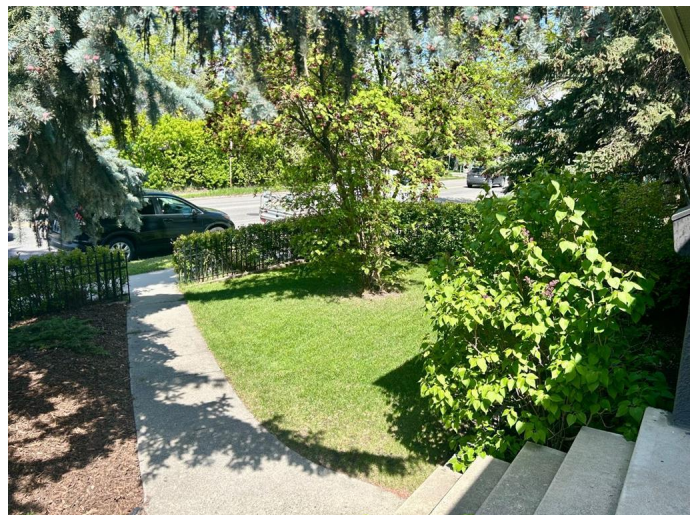
MLS® #A2223916

\$769,888

3 Bedroom, 2.00 Bathroom, 998 sqft
Residential on 0.11 Acres

Upper Mount Royal, Calgary, Alberta

PRICE IMPROVEMENT! AMAZING opportunity to live in one of the best & prestigious communities in Calgary. WELCOME TO YOUR NEW HOME IN UPPER MOUNT ROYAL. Pride of ownership home comes with a legally suited basement on a gorgeous treed 40' x 120' lot. This renovated raised bungalow offers refinished hardwood flooring throughout with the upper level featuring 2 comfortable bedrooms up, a large living room w/ huge West-facing window that soaks up the sunlight, a modern full 4pc bathroom with floor to ceiling subway tile and a large square sink, an open kitchen with white cabinets, subway tile backsplash, pot lights, white quartz countertops, stainless-steel appliances & a large eating island that leads to the sliding patio door and onto the east backyard. The basement suite has been approved by the City as a "LEGAL SUITE" (perfect as an income helper or extra living space to enjoy yourself) with a separate entrance. The basement offers over 800 sqft of living space with 1 bedroom plus a den, open living room, 4-piece bathroom; a full modern kitchen with floor to ceiling subway tile & stainless-steel appliances & a common laundry room. Market value for basement suite in this community goes for \$1200-\$1500/month. GREAT Mortgage Helper. A gorgeously manicured and landscaped East-facing backyard offers 26' x 8' freshly stained wooden deck, a storage shed, fire pit area, fenced and newly



paved asphalt parking pad for 4 cars.
LOCATION, LOCATION! Walking distance
restaurants, cafes, parks, schools, shopping,
library, Sandy Beach Park, 17th Ave & Mission
4th Street and 33 Ave Marda Loop. Easy
access to Downtown, Crowchild Trail,
Glenmore Trail. Great holding property for
future redevelopment. This move-in-ready
home is waiting for you. Must see. This home
will not last!

Built in 1947

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2223916 |
| Price | \$769,888 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 998 |
| Acres | 0.11 |
| Year Built | 1947 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3234 14 Street Sw |
| Subdivision | Upper Mount Royal |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 3V9 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Alley Access, Parking Pad, Side By Side, Asphalt |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Landscaped, Rectangular Lot, See Remarks, Paved, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 27 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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