

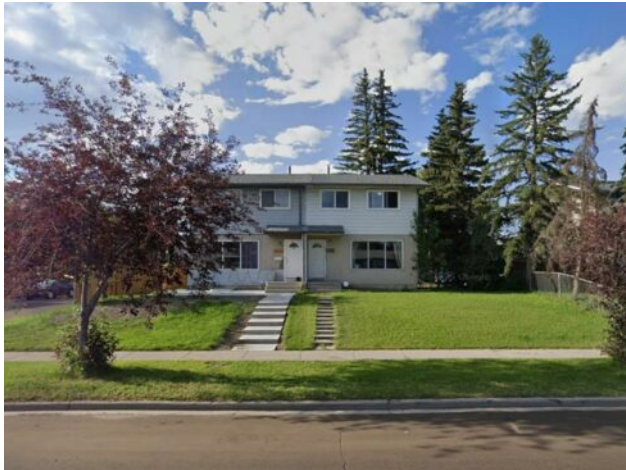


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5404 14 Avenue SE
Calgary, Alberta

MLS # A2231172



\$398,000

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,124 sq.ft.	Age:	1970 (55 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Enclosed, Garage Door Opener, Garage Faces Rear, Owned, P		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Partial, Partially Finished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Where can you find a semi-detached house with a single garage, at the price of a townhouse? Right here at 5404 14 Ave SE! THIS is your rare opportunity to own more for less. What You'll Love: * Large 38' x 110' lot (approx. 4,241 sq. ft.) — plenty of outdoor space for kids to play and family gatherings * Only 12 minutes' drive to Downtown (Not a fan of downtown driving? Here is the Direct bus line Route 1 right by your front door: every 16 minutes on weekdays, every 25 minutes on weekends) * 7-minute walk to Penbrooke Meadows School * 4 minutes to Elliston Park — Calgary's GlobalFest fireworks at your doorstep * 7 minutes' walk to 17 Avenue SE for fine dining, pubs, and endless amenities * Just 3 minutes' drive to Sobeys, No Frills, and Lucky Supermarket * 3 generous bedrooms upstairs * Bright, open living and dining spaces on the main level * Basement ready to be developed into a one-bedroom suite with separate entrance (upon city approval) for added value or income * Solid concrete single garage with convenient back lane access What are you waiting for? Book your private showing today and discover a home with the space to grow, the location to thrive, and the potential to build lasting value.